



Date	10 January 2023
Agenda Item	14

Report to West Lothian Integration Joint Board

Report Title: Primary Care Premises Capital Investment Priorities

Report By: General Manager Primary Care and Community Services

Summary of Report and Implications	
Purpose	This report: (tick any that apply).
	- seeks a decision <input checked="" type="checkbox"/>
	- is to provide assurance <input type="checkbox"/>
	- is for information <input type="checkbox"/>
	- is for discussion <input type="checkbox"/>
	The paper outlines the main priorities for capital investment in primary care premises in West Lothian following strategic assessment of the primary care estate. The paper also seeks approval from the Integration joint Board to submit the priorities to NHS Lothian for inclusion in a Lothian-wide capital investment submission to the Scottish Government.
Recommendations	<p>The Integration Joint Board is asked to:</p> <ul style="list-style-type: none"> • Approve the priorities outlined in the paper for submission to the NHS Lothian Primary Care Initial Agreement Programme Board • Agree that the priorities will be reflected in NHS Lothian's submission to the Scottish Government for capital funding for primary care premises
Directions to NHS Lothian and/or West Lothian Council	A direction is not required.
Resource/ Finance/ Staffing	Capital investment levels still to be determined but the funding implications generated from the findings of this report fall within the scope of capital planning and investment.
Policy/Legal	The works link to GP contract requirements to ensure the strain on GP capacity is reduced by ensuring suitable accommodation is provided.
Risk	Inadequate premises poses a risk to service delivery and to staff retention and wellbeing. Accommodation and associated risks are held and reviewed via the HSCP risk register.

Equality, Health Inequalities, Environmental and Sustainability Issues	A full integrated impact assessment was carried out on the IJB's Strategic Plan 2019-2023. Future construction will have regard to environmental and sustainability requirements.
Strategic Planning and Commissioning	West Lothian Primary Care Improvement Plan.
Locality Planning	Reporting is currently done on a West Lothian basis and data is not broken down by localities. Two locality profiles have been created for the East and West of West Lothian using 2019/20 data.
Engagement	Primary Care Management Group NHS Lothian Primary Care Initial Agreement Programme Board Consultation with all GP practices in West Lothian

Terms of Report	
1. Background	
1.1	In October 2021, a practice infrastructure audit was sent to the managers of all GP practices and community teams in West Lothian to determine priorities for improving primary care premises. The main outcomes of this audit were reported to the West Lothian Integration Joint Board on 29 June 2022. Some of the smaller building improvements identified can be met from existing resources but others require significant capital investment from the Scottish Government.
1.2	West Lothian has one of the fastest growing populations in Scotland. Planned housing development indicates that 11,685 dwellings are programmed to be built in West Lothian over the next 7 years from 2020/21 to 2026/27. Population growth is the main factor contributing to the strain on general practice and primary care within West Lothian.
1.3	Following the premises audit, a strategic assessment was carried out to prioritise West Lothian primary care premises for capital investment. The priorities will be submitted to the NHS Lothian Primary Care Initial Agreement Programme Board for inclusion in an NHS Lothian primary care capital investment submission to the Scottish Government. It should be noted that a business case has already been developed for a replacement health centre in East Calder which is therefore not featured in this report.
1.4	The strategic assessment considered the following aspects in determining the priorities for West Lothian: <ul style="list-style-type: none"> • Clinical Facilities • Clinical rooms per population • Total site capacity utilisation • Overall site condition • Car parking facilities • Housebuilding /Population growth

1.5	<p>Previous and future mitigations were also considered in determining the priorities as follows:</p> <ul style="list-style-type: none"> • Patient records moved to storage off site, allowing the repurposing of space for administration purposes. • Creation of additional clinical space by repurposing existing underutilised space. • Refurbishment of existing clinical space. • Application to purchase land with a view to expanding carparking and improving general access to site for deliveries at Whitburn Health Centre.
2.	West Lothian Priorities.
2.1	<p><u>1. Barbauchlaw Medical Practice</u></p> <p>The medical practice has 2 sites at Armadale and Blackridge providing services for a combined list of 17,000 patients. Significant population growth has occurred within Armadale and Blackridge and is expected to grow by 13% over 8 years making this practice West Lothian's most at risk for this reason. The Armadale site runs at capacity and relies on Blackridge to balance demand. Refurbishments have been required to increase clinic and administration spaces on several occasions at both sites over previous years. There are no shared GP catchment areas in West Lothian which would allow patient distribution as a mitigation.</p>
2.2	<p><u>2. Almond Group Practice</u></p> <p>The practice has 2 sites at Winchburgh and Kirkliston providing services for a combined list of 10,000 patients. In addition to recent population growth, the local area expects a further 14% growth over 8 years, the highest in West Lothian except for East Calder which is expected to see a new build. The Winchburgh site runs at capacity and relies on Kirkliston to balance collective demand. Previous refurbishments have created additional clinic rooms and provided general upgrade to clinical and administration facilities. There are no shared GP catchment areas in West Lothian which would allow patient distribution as mitigation.</p>
2.3	<p><u>3. Whitburn Medical Group</u></p> <p>The group runs from Whitburn Health centre where primary care and community services are provided. The site runs at capacity and is significantly challenged regarding access for staff, patients, and deliveries. The building infrastructure needs upgraded, specifically in relation to consulting rooms, treatment rooms and amenities. Several refurbishments have taken place to maximise capacity. Population will grow 12% in 8 years. There are no shared catchment areas in West Lothian which would allow patient distribution as a mitigation.</p>
2.4	<p><u>4. Howden Health Centre</u></p> <p>The health centre is in the grounds of St John's Hospital. Howden Medical Group and community services are provided in Howden Health Centre. The site runs at capacity and is significantly challenged regarding accommodation for GP and community staff, patients, and more recently decanted staff from St John's Hospital. The building infrastructure needs upgrade and would significantly improve the car parking on St John's site if relocated. Several refurbishments have taken place to maximise capacity. Population will grow 5% in 8 years. There are no shared catchment areas in West Lothian which would allow patient distribution as a mitigation.</p>
3.	<p>Conclusion</p> <p>The Integration Joint Board is asked to note the priorities within West Lothian for primary care capital investment and approve submission of these to the NHS Lothian Primary Care Initial Agreement Programme Board. The Board is also asked to agree to the priorities being included in the overall NHS Lothian submission to the Scottish Government for capital funding.</p>

Appendices	
References	<ul style="list-style-type: none">• Public Bodies (Joint Working) (Scotland) Act 2014• West Lothian Practice Infrastructure Report 29 June 2022
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