

# BNSSG CCG Governing Body Meeting

Date: Tuesday 6<sup>th</sup> April 2021

Time: 14:00pm

In light of Government advice regarding social distancing, the Governing Body will meet virtually until further notice. The meeting will be accessible to members of the public. Please see our website for more details.

<b>Agenda Number :</b>	6.2
<b>Title:</b>	Update on the Development of the Frenchay Hospital Site
<b>Purpose: For Information</b>	
<b>Key Points for Discussion:</b>	
<ul style="list-style-type: none"> <li>- Note progress with the re-development of the Frenchay Hospital site and the development of Rehabilitation and Extra Care Housing in South Gloucestershire</li> <li>- Support appointment of Real Estate Agent ( REA ) and subsequent timeframes for bringing the site to market and developing the site</li> </ul>	
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>• Governing Body is asked to note progress, process and timeframes related to the development of the Frenchay Hospital site</li> </ul>
<b>Previously Considered By and feedback :</b>	This paper provides an update on the previously approved proposals relating to the development of Rehabilitation , Reablement and Recovery (3Rs ) services in South Gloucestershire. Updates have also been provided to South Gloucestershire Health Overview and Scrutiny Committee
<b>Management of Declared Interest:</b>	None
<b>Risk and Assurance:</b>	The CCG has a strategic commitment to the development of a rehabilitation facility on the Frenchay Hospital site. Appointment of the Real Estate Agent will ensure that progress is maintained and procurement of a developer is achieved .
<b>Financial / Resource Implications:</b>	There are no new financial implications to update the Governing Body on at this stage
<b>Legal, Policy and Regulatory Requirements:</b>	No requirements identified at this stage

<b>How does this reduce Health Inequalities:</b>	The re-development of the Frenchay Hospital site will ensure delivery of comprehensive and high quality rehabilitation services for the population of BNSSG.
<b>How does this impact on Equality &amp; diversity</b>	This paper provides an update on progress and hence an EIA has not been completed at this stage in the process
<b>Patient and Public Involvement:</b>	This paper provides an update on progress and hence further Patient and Public involvement has not been sought at this stage
<b>Communications and Engagement:</b>	South Gloucestershire Health Overview and Scrutiny Committee have been updated on progress
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<b>Sponsoring Director / Clinical Lead / Lay Member:</b>	David Jarrett Lisa Manson

## Agenda item: 6.2

### Report title: Update on the Development of the Frenchay Hospital Site

#### 1. Background

The extant visions for health and social care facilities at Frenchay, established by the former South Gloucestershire Clinical Commissioning Group and South Gloucestershire Council (SGC), following public consultation in 2010 and 2013, includes the delivery of rehabilitation beds and extra care housing (ECH) on the old Frenchay Hospital site .

The Governing Body confirmed its commissioning requirements in April 2018, requiring 50 rehabilitation beds at Frenchay. The Council confirmed in January 2020 that it is now seeking to commission 12 extra care units on the Frenchay site and a larger extra care scheme on the old Thornbury Hospital site. The 12 extra care units are to be part of an integrated solution with the rehabilitation centre to support viability and minimise land take.

Furthermore, a developer may decide to increase the number of beds in order to improve the viability of the home. As a potential catalyst for such additional beds the Council would offer to negotiate a block purchase of some of the additional beds, particularly if these were dementia care nursing beds.

#### 2. Progress to Date

This clarification of capacity enables the delivery of the Health and Social Care vision within a reduced area of the previously earmarked land and thus enabling the remaining land being available for alternative uses such as additional housing.

Partners have now agreed that these commissioning requirements enable the agreement of a Memorandum of Understanding and commencement of the delivery process for the facilities.

A specification has been developed between North Bristol NHS Trust (NBT), SGC and the CCG to appoint a real estate agent (REA) to lead on the disposal of the Frenchay site and lead the development of the health and social care vision . The specification includes:

- Viability Assessment
- Soft Market testing
- Development of tender documents
- Appointment of the Developer

The procurement of a REA has commenced and the appointed party will commence in Q2 20/21.

In addition, Sirona Care and Health have now been appointed as the community provider across BNSSG. This contract commenced in April 2020 for a period of 10 years. Sirona Care and Health will therefore be the clinical service provider for the CCG commissioned rehabilitation beds within the Frenchay development.

### 3. Next steps and Timeframe

Progress and momentum with the development of rehabilitation and Extra Care Housing capacity in South Gloucestershire is a priority for the CCG, South Glos Council and NBT. The programme has been delayed through the Covid-19 response period and all parties remain committed to the development. The joint appointment of the REA is a key next step in delivering the health and social care vision. The estimated timeframes and milestones are set out below:

Task	Duration	Start	End
NBT/SGC/CCG procures REA		Feb 2021	April 2021
REA defines build spec/lease terms, commercial structure and outline site plan	3 months	May 2021	July 2021
REA preparation for market	5 months	August 2021	December 2021
<b>Proceed to tender of developer</b>			<b>January 2022</b>

### 4. Recommendation.

The Governing Body is asked to:

- Note progress with the re-development of the Frenchay Hospital site and the development of Rehabilitation and Extra Care Housing in South Gloucestershire
- Support appointment of Real Estate Agent (REA) and subsequent timeframes for bringing the site to market and development of the site .

### 5. Financial resource implications

There are no new financial implications to update the Governing Body on at this stage

### 6. Legal implications

No requirements identified at this stage

## **7. Risk implications**

The CCG has a strategic commitment to the development of a rehabilitation facility on the Frenchay Hospital site. Appointment of the Real Estate Agent will ensure that progress is maintained and procurement of a developer is achieved

## **8. How does this reduce health inequalities**

The re-development of the Frenchay Hospital site will ensure delivery of comprehensive and high quality rehabilitation services for the population of BNSSG.

## **9. How does this impact on Equality and Diversity?**

This paper provides an update on progress and hence an EIA has not been completed at this stage in the process

## **10. Consultation and Communication including Public Involvement**

This paper provides an update on progress and hence further Patient and Public involvement has not been sought at this stage. South Gloucestershire Health Overview and Scrutiny Committee has been appraised and updated on progress.