



View Towards New Building Entrance C R E D I T O N H U B - C R E D I T O N Drawing No: 102_2015_001

A strategic, integrated primary care facility for Crediton, designed for the next 20 to 30 years.

- To co-locate the two town GP practices from existing premises to a new-build primary care facility, strategically located for future medical expansion in Crediton and Mid Devon.
- On behalf of Chiddenbrook & New Valley GP Surgeries in Crediton, and the Mid Devon Healthcare Federation of nine GP practices.
- A 2 storey contemporary building of 1,376 m² GIA, located at Joseph Locke Way, Crediton, adjacent to the Tesco superstore, the railway station, bus routes, the main A377, and the new road infrastructure for the next ten years of planned housing expansion and development.
- A new building 80% funded by the NHS from a national funding programme, bringing £4.1m of inward investment into Mid Devon.

Our Key requirements for the next 20 to 30 years:

The Co-location of Crediton's 2 GP practices to a single, contemporary building, creating a robust GP partnership model of 8 to 10 partners.

To provide the medical capacity to meet the population increases in the Crediton locality from the new homes currently forecasted in the MDDC Plan.

To implement emerging models of care for Mid Devon patients, putting patients care needs first for the next two decades.

Ensuring that GP and medical staff employment is attractive in Crediton, leading to secure recruitment and retention of GPs and medical staff in the future.

Increasing the surgery size at Chiddenbrook Surgery which is 46% undersize for its current patient list.

To excel in meeting the NHS Five Year Forward View and the GP Forward View.

To provide contemporary and proven medical IT initiatives for Crediton and Mid Devon patients, using best practice from across the NHS/UK. To have special small 'pod' rooms for e-consult and other patient-focused software.

To provide training for GPs and core medical staff.

To create greater access to medical services - Including a specific 'lock-down' area accessible for a small team and ambulance paramedics for weekends and extended evening hours.

Flexible space designed for changing medical practices in the future.

Project Timeline:

2015

Crediton's GPs Dr Jo Harris and Dr Peter Twomey began to analyse how the GP Primary Care services in Crediton could be made sustainable for the next 20 to 30 years.

This work carried out in conjunction with the newly established Mid Devon Healthcare Federation of GP practices, now including 9 practices.

The GPs, together with the NHS identified:

- Patients' future needs
 - and the role that good GP leadership could play in delivering these
- future excellence of GPs & medical staff
- what capacity / growth required
- analysed the existing estate
- Models of Healthcare best practice and visited many other schemes
- the local, regional and national strategic objectives for health, as put forward in the:
 - NHS 5 Year Forward View (NHS 5YFW), 2015
 - GP Forward View (GPFV), 2016
 - Devon STP
 - NEWDevon CCG Local Estates Strategy
 - The Estates and Technology Transformation Fund (ETTF).

- Key concepts for the scheme:
transformation : integration : sustainability : recruitment & retention

2016

Business case submitted in May 2016.

The Scheme approved subject to final business case November 2016 by Sir Simon Stevens, Head of the NHS.

2017/18

Applications for Outline Business Case (OBC) first submitted.

Liaison and development in detail with NEW Devon CCG, the Devon STP, NHS/ETTF and patient groups and staff.

January 2018: GP Partners agreement to proceed.

Project team assembled.

April 2018: Pre-project costs awarded by NHS.

November 2018: Submission for Planning - approval sought July 2019

2019

Patient groups and staff engagement in the project design and rationale.

Site acquisition - Building Design phase.

November, proposed start-date for construction on site.

Construction phase to January 2021

2021

Spring, occupation of new building.

The 'perfect' practice size for the future ?

is in the region of 15,000 to 18,000 patient list.

The 2 CREDITON GP practices (Chiddenbrook and New Valley) currently have a combined patient list of 14,370 rising to 18,100 within the next 5 to 10 years due to the existing planned housing development in the CREDITON locality.

The Scheme has met the NHS exceptional criteria to secure majority funding because of:

- Service transformation
- Patient benefit
- GP Leadership
- Financial stability
- Value for money
- Programme interchangeability
- Halting risks to services
- Maximising technology
- Meeting ETTF criteria for effective care

The GPs business case included a detailed analysis of financial and non-financial options in accordance with NHS, Government and Green Book procedures and public purse spending.

Crediton's new GP facility will provide out-of-hours care for patients of the Mid Devon Federation of GP practices, a total of 61,000 patients.



Joseph Locke Way, Crediton :-

A Strategically located site. Identified in 2016 with assistance from MDDC Planning and confirmed for access by DCC highways. Site is a single roundabout access off the main A377 trunk road, yet with quiet parking/easy turning for older drivers. The Railway station is in sight and easy walking distance. Situated on the 'growth' side of Crediton and it's new infrastructure road. This site achievable within the NHS funding period.

A377 Exeter



Crediton
Railway
Station

Bus-gated access road

Joseph Locke Way, Crediton :-

Build-ready site; excellent access; drop-off /easy parking for patients, bus; road; rail; mitigating extra bus provision for Crediton town. Expandable site for future services.

Patient groups and staff involved in the planning and design.





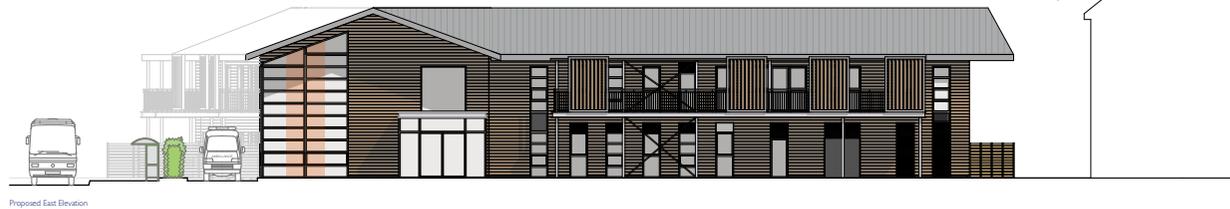
Dimensions are not to be scaled from this drawing
 Drawing to be read in conjunction with Building regulation notes.
 Rev. Date Description Author
 23 Aug '18 Initial Issue - Tabled at meeting ga



CREDITON HUB - CREDITON

View from Staff Car Park

Drawing No: 1232_PL16 Rev /



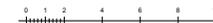
Proposed East Elevation

Proposed Elevations - Key	
1	Horizontal Timber Cladding
2	Black Brick Plinth
3	Dark grey window/door, door Frames. Green reveal casing to openings on East Elevation
4	Dark grey spandrel panel
5	Dark grey metal roof
6	Movable timber shutter with metal frame
7	Metal edging to balcony floor and entrance lobby roof
8	Metal balcony railing
9	Metal column/bracing
10	Dark grey Louvers
11	Dark grey rainwater goods to match colour of roof finish



Proposed South Elevation

Primary Site Entrance



grainge architects

PRELIMINARY

Crediton Hub GP Practice, Crediton

Proposed Elevations 1 of 2

Scale: 1:100 @ A1

Drawing No: 1232_PL09 Rev /
 The Bull Street Michael Browning Way
 Exeter EX2 8DD
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Joseph Locke Way, Crediton :-

Planned space, drop-off /easy parking for patient access. Ambulance and paramedic facility. Best practice input from NHS, Federation working space for Mid Devon GPs. Extended hours & weekends for minor injury. GP Same-day service.



Joseph Locke Way, Crediton :-

2 patients waiting areas, Pods for training / e-consult. Professionals integration, pilot projects, GP specialist training space (and nearby railway station for access by trainee GPs from Exeter Medical School). Attractive working environment. Resident GP specialist interests developed.



A De-risked partnership investment opportunity: NHS & MDDC.

**The Project is underwritten by NHS to 80% of costs.
NHS are providing interest-free funding of £4.1m
plus regional and IT funding.**

The NHS EETF (Estates and Technology Transformation Fund) has allocated £4.1m interest free, repayable over 28 years. The project will have other costs supported by the NHS including Advanced IT.

The NHS GP Contractor is Chiddenbrook Surgery L 83065 on behalf of Chiddenbrook and New Valley GP Practices. Pre-Project costs to the start of construction of £545,000 are funded by the NHS at NHS risk.

Construction start date: **November 2019.**

MDDC funding requested: LWBC £2.1m over 27 years

De-risked. MDDC funding has First call, just as a primary bank lender.

NHS have second call.

Securing the GP Partnership model for Crediton - a priority.

Keeping our Primary Care provision under the control of our local, resident GPs.

A De-risked partnership investment opportunity: NHS & MDDC.

MDDC, a partner with committed GPs in improving the lives of the people in our rural Mid Devon community. Funding partnerships of this type are recommended by Government.

A De-risked investment:

- 1: MDDC has First call, just as a primary bank lender - so the value in the building will always repay the borrowing. The NHS have second call.
2. Guaranteed stream of rental income from NHS to cover interest.
3. Larger partnership of committed individuals providing this key service to the community.
4. Will always be a requirement for NHS England to provide primary care services to the Crediton Community – so there will always be a need to them to support a building of this nature.
5. Profitable, long standing, ongoing business with continued stream of income from NHS based on the registered list
6. Notional rent review every three years which may increase the rental income
7. Huge percentage of funding for the project provided by NHS England ETTF, so provides highest level of security on MDDC borrowing.

Letters of Support: Organisations & those engaged in the project

- Chiddenbrook Surgery PPG,
 - New Valley Practice PPG
 - Crediton Town Council Policy Forward Planning Committee
 - Mid Devon Federation of GP Practices
 - Ian Turnbull, NHS England
 - Dominic Hudson, NEWDevon CCG
 - Approval announcement by Sir Simon Stephens Head of NHS.
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- New Valley and Chiddenbrook League of Friends
 - Crediton Hospital Steering Group
 - Crediton Town Council
 - Mid Devon Healthcare Federation (nine practices)
 - South West Deanery of General Practice
 - Peninsular Medical School (Exeter Medical School)
 - RD&E Acute Trust
 - People of Crediton – CCG meetings Public Meeting at Crediton RFC.
 - Andrew Spear – Lentells – Project Accountant
 - Ben Willis/Oliver Pool – Project Solicitors
 - NHSE Region
 - Pick Everard NHS Auditors
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- Adel Jones, Integration Director , RD+E NHS Foundation Trust
 - Em Wilkinson-Brice Deputy Chief Executive / Chief Nurse RD+E NHS Foundation Trust
 - NHS ETTF Strategy Team
 - Crediton Town Team
 - Martin Cordy, Lead Commissioner Urgent Care NEW Devon CCG
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- MDDC Planning and CEO
 - Devon STP
 - NEWDevon CCG
 - NHSE ETTF Strategic Lead
 - Lloyds and Nat West Banks
 - DCC Highways
 - Land owners
 - Grainge Architects
 - WT Hills – quantity surveyors/employers agents
 - Mel Stride, local MP and Paymaster General