NHS Lincolnshire Integrated Care Board

NHS Lincolnshire Integrated Care Board
Application Number: H03-0048-25
Location: Land off Littleworth Drove, Deeping St Nicholas

Impact of new development on GP practice

The above development is proposing 24 dwellings which, based on the average of 2.4 people per dwelling for the South Holland District Council area, would result in an increase in patient population of 58.

The calculations below show the likely impact of this new population in terms of number of additional consultation time required by clinicians. This is based on the Department of Health calculation in HBN11-01: Facilities for Primary and Community Care Services.

Consulting room GP

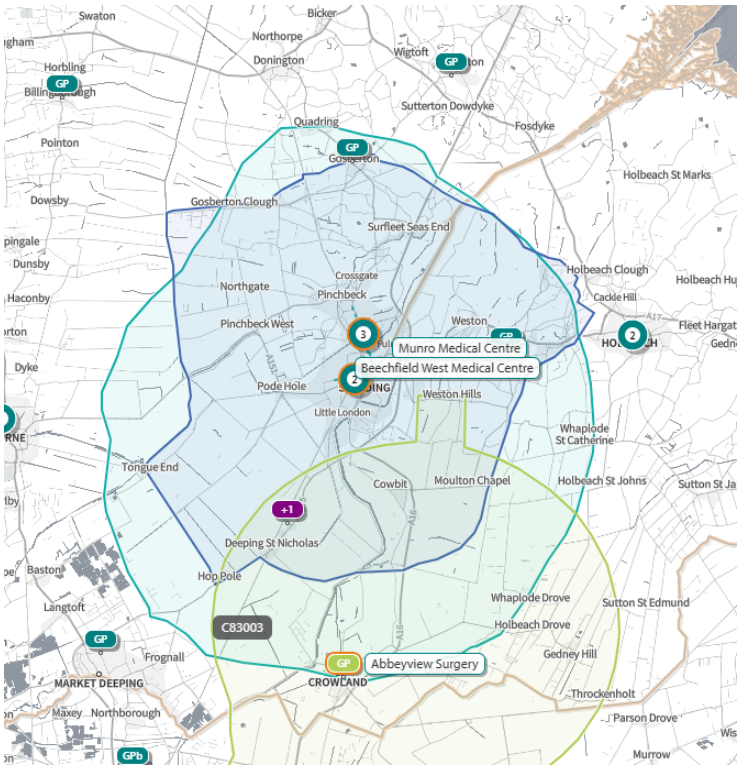
Proposed population	58
Access rate	5260 per 1000 patients
Anticipated annual contacts	0.058 x 5260 = 303
Assume 100% patient use of room	303
Assume surgery open 50 weeks per year	303/50 = 6.1
Appointment duration	15 mins
Patient appointment time hrs per week	6.1 x 15/60 = 1.5 hrs per week

Treatment room Practice Nurse

Proposed population	58
Access rate	5260 per 1000 patients
Anticipated annual contacts	0.058 x 5260 = 303
Assume 20% patient use of room	61
Assume surgery open 50 weeks per year	61 /50 = 1.2
Appointment duration	20 mins
Patient appointment time hrs per week	1.2 x 20/60 = 0.4 hrs per week

Therefore, an increase in population of 58 in the South Holland District Council area will place extra pressure on existing provisions, for example- extra appointments requires additional consulting hours (as demonstrated in the calculations above.) This in turn impacts on premises, with extra consulting/treatment room requirements.

[1] Source: Lincolnshire Research Observatory 2011 Census Data

GP practice(s) most likely to be affected by the housing development	Due to the fact that patients can choose to register at any practice that covers the area of the development, and there are no waiting lists for patients, all practices that provide care for the region that the development falls within are obliged to take on patients, regardless of capacity. The development will impact Abbeyview Surgery, Munro Medical Centre and Beechfield Medical Centre as the development is within their catchment area.
Issues to be addressed to ensure the development is acceptable	This development would put additional demands on the existing GP services for the area and additional infrastructure would be required to meet the increased demands. NHS Lincolnshire Integrated Care Board (LICB) wishes for the Section 106 contribution from the development of 24 dwellings on Land off Littleworth Drove, Deeping St Nicholas to contribute to the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the South Lincolnshire Rural and Spalding Primary Care Network (PCN) at Abbeyview Surgery, Munro Medical Centre and/ or Beechfield Medical Centre. Alternatively, the funding may, where appropriate, be used to support expansion in capacity at an alternative general practice site as required to meet the local population health need.  The strategic direction both nationally through the development of PCNs and locally through the Sustainability Transformation Plan is to provide primary care at scale, facilitating 100% patient population primary care and services delivered in the community in an integrated way. Included within the PCNs this is the introduction of additional roles to enhance the delivery of primary care, including a Clinical Pharmacist, Physiotherapist and Social Prescriber.

<table>
<tr><td></td><td>Nationally the NHS Long Term Plan, published in January 2019, seeks to improve the quality of patient care and health outcomes. The plan builds on previous national strategies, including the General Practice Forward View (2016), includes measures to:

• Improve out-of-hospital care, supporting primary medical and community health services;

• Ensure all children get the best start in life by continuing to improve maternity safety including halving the number of stillbirths, maternal and neonatal deaths and serious brain injury by 2025;

• Support older people through more personalised care and stronger community and primary care services;

• Make digital health services a mainstream part of the NHS, so that patients in England will be able to access a digital GP offer.

The Deepings Surgery, Abbeyview Surgery and Beechfield Medical Centre is within the LICB South Lincolnshire Rural and Spalding PCN where the housing is being developed; there is a huge variation in the type; age and suitability of premises within the PCN of the planned development.</td></tr>
<tr><td>Fairly and reasonably related in scale and kind to the development.</td><td>
<table>
<tr><td></td><td>Average list size per GP</td><td>Required m2</td><td>£ per m2</td><td>Total cost</td><td>£per person</td></tr>
<tr><td>GP team</td><td>1,800</td><td>170</td><td>2,300</td><td>£391,000</td><td>217</td></tr>
<tr><td>GP furnishings</td><td>1,800</td><td></td><td></td><td>£20,000</td><td>12</td></tr>
<tr><td colspan="5"></td><td>229</td></tr>
<tr><td colspan="5">Contingency requirements @ 20%</td><td>46</td></tr>
<tr><td colspan="5">Total per resident</td><td>275</td></tr>
<tr><td colspan="5">Total per dwelling (resident x 2.4)</td><td>660</td></tr>
</table>

The table above shows the contribution formula which is based on the needs of a Primary Care Health Team and associated administration support. By applying average national list sizes to these groups and identifying the required area and furnishings, a total cost of £275 per patient is determined. This figure is multiplied by 2.4 (the average number of persons per dwelling for South Holland District Council) to provide a funding per dwelling of £660.00.</td></tr>
<tr><td>Financial Contribution requested</td><td>The contribution requested for the development is £15,840.00 (£660 x 24 dwellings).

Please note that the expectation is that the appropriate indexation rate and any late payment penalties would also be paid on top of the value specified above.</td></tr>
<tr><td>Trigger point</td><td>After reviewing the practice response regarding their capacity to accommodate the increase in patient numbers arising from this development, it’s requested that the trigger point for the release for funds for health care be set at payment of all monies upon completion of 50 percent of the dwellings for each phase of the development. This will ensure the practices are not placed under undue pressure.</td></tr>
</table>

	To ensure that there is sufficient time carry out the works and allow the s106 funds to be spent in the most appropriate way, a repayment period of 10 years from receipt of the final payment transfer (for the entire development) to the relevant NHS body will be required.

NHS Lincolnshire Integrated Care Board
Date: 6th February 2025