



205 High Street | Boston Spa | Wetherby | LS23 6PY  
Doctors Harrison, Turner, Mawer and Bond

To Whom it may concern

25<sup>th</sup> March 2024

This is an open letter to:

- Boston Spa Parish Council [clerk@bostonspapc.org.uk](mailto:clerk@bostonspapc.org.uk)
- Councillor Alan Lamb [alan.lamb@leeds.gov.uk](mailto:alan.lamb@leeds.gov.uk)
- Royal Pilgrim Communications on behalf of Inspired Villages [info@royalpilgrim.com](mailto:info@royalpilgrim.com)
- Patient Participation Group, Spa Surgery

As the collective partners of Spa Surgery, Boston Spa, we are writing to express our deep concern regarding the proposal for an integrated retirement community at Low Mills Farm, Boston Spa. We were made aware of this proposed development in December.

The practice population covered by Spa Surgery has been increasing in size over the past decade. At Spa Surgery we also have a disproportionately aging population when compared with the rest of Leeds with 32.2% of our population being over 60. More of our population than the average for the Leeds ICB are recorded as moderately or severely frail. This population has higher care needs and a higher home visiting burden than other practices. They are also more likely to have barriers to their health needs due to poorer uptake of health-related technology such as the NHS App for ordering medications or our e-reception service placing a much greater strain on our administrative burden.

The recent developments in the past few years include the Blossomfield estate at Thorp Arch of 120 houses and Boxtree Court with 44 flats which has seen our patient population grow quickly. The opening of Boxtree court in Boston Spa during covid created a large number of challenges and this is a small facility compared with what has been proposed.

Evidence shows that residents in aged care facilities require FOUR TIMES the care of aged matched individuals. This workload can only be managed with additional funding and estates.

The offer of a clinical room at the facility will in fact be a hinderance to good care, setting an expectation that we will be in that space regularly taking us away from our regular patient population, benefiting the developer and residents in the care company to the detriment of the rest of our patient population. There will be CQC requirements for that site that will require additional management and admin.

Another consideration is that there would need to be additional consultation with the neighbourhood team (district nursing/allied professionals) as occasionally there are difficulties with the boundary between North Yorkshire and West Yorkshire for funding for certain services and if you are outside of this area this could further complicate matters for older vulnerable individuals who may need more input from the neighbourhood team.

In 2023 we provided 41,091 appointments at the surgery; this is a 14% increase in the last 5 years. We have recently added an additional consultation room and done some internal reconfiguration at large costs to the practice. This is only partially funded by the NHS England. Our surgery site is limited, and we appreciate that there are difficulties with parking like many other areas of the village. General practice has been underfunded for many years and there has been significant strain on our systems. At Spa Surgery we are committed to providing high quality, safe, effective, timely and patient-centred care for our community.

We simply cannot take an additional 300 patients potentially with complex additional care needs without some planning around estates and resources. The additional global sum (money received per head) would pay for less than one half day per week of a salaried doctor.

We are opposed to this development as we feel it will be detrimental to the healthcare of our existing patients.

Yours Sincerely

Drs Harrison, Turner, Mawer & Bond (partnership)