

Barwell and Hollycroft Medical Centres

PPG meeting – Premises Update

16 March 2022



Agenda

Barwell Medical Centre new build progress

Hollycroft Medical Centre premises

NHS Premises Strategy

Barwell Medical Centre new build

Find the site	2016
NHSE approval	2016
NHSE funding agreement	January 2021
Planning permission	January 2022
Tender process	January 2022
Secure the site	January 2022
Appoint contractor	January 2022
Secure the funding	February 2022
Discharge of planning conditions	In progress
Start on site	?

Hollycroft Medical Centre

Poor state of repair although NHS have provided funding for 2 new consultation rooms

Leased building

Lease being renegotiated and is agreed but currently with NHSE and District Valuer

No improvements until CCG/NHSE have agreed lease

Current and future housing growth

Land to side of building purchased; Planning permission submitted but withdrawn

S106 funding arrangements being discussed

Primary Care Estate Strategy (PCES)

Primary Care Estate Strategy

CCGs have committed to a 5-year cumulative £2.35m revenue budget

Anything else – S106

Schemes will only be considered for practices that have been prioritised

Top 20 practices:

- Practices that have poor quality or unsuitable premises
- Practices that have insufficient space
- Practices affected by housing growth

Unsuitable premises

NHS Contract Code	Practice Name	Branch Premises	PCN Area	(Un)Suitability of Current Premises Exc. GIA Score
C82116	Highfields Surgery		Leicester Central	92
C82111	Student Medical Centre		Carillon	90
C82066	Forest House Medical Centre	Warren Lane	North Blaby	86
C82054	The Burbage Surgery	Sapcote, Sharnford & Wolvey Surgeries	Fosseway	86
C82094	Beaumont Lodge Medical Practice (The Surgery)	Beaumont Lodge Surgery	Millenium	84
C82021	The Central Surgery		Oadby & Wigston	83
C82017	Measham Medical Unit		North West Leicestershire (Hub 1)	82
C82651	Dr KS Morjania & Partner (Broadhurst Street MP)		Belgrave & Spinney Hill	80
C82035	Park View Surgery		Carillon	80
C82022	Billesdon Surgery	Thumby Surgery	Cross Counties	79
C82061	Barwell & Hollycroft Medical Centre (Barwell)	Hollycroft	Fosseway	78
C82099	Al-Waqas Medical Centre (Dr KA Choudhry)		The Fox's	78
C82088	Horizon Healthcare, Catherine House	Loughborough Road	The Fox's	78
C82653	Dr S Shafi (Westcotes GP Surgery)		Millenium	78
C82114	Dr UK Roy		City Care Alliance	77
C82034	Quorn Medical Centre		Soar Valley	76
C82614	Spirit Asquith Surgery		City Care Alliance	76
C82122	Clarendon Park Surgery		Aegis Healthcare	76
C82119	Narborough Road Surgery		The Fox's	76
C82063	East Leicester Medical Practice		Aegis Healthcare	76
C82656	Field Street Surgery		Beacon	76

Insufficient space

NHS Contract Code	Practice Name	Branch Premises	PCN Area	(Un)Suitability of Current Premises Inc. GIA Score
C82111	Student Medical Centre		Carillon	165
C82021	The Central Surgery		Oadby & Wigston	158
C82651	Dr KS Morjania & Partner (Broadhurst Street MP)		Belgrave & Spinney Hill	155
C82034	Quorn Medical Centre		Soar Valley	151
C82614	Spirit Asquith Surgery		City Care Alliance	151
C82088	Forest House Medical Centre	Warren Lane	North Blaby	146
C82054	The Burbage Surgery	Sapcote, Shamford & Wolvey Surgeries	Fosseway	146
C82644	Highgate Medical Centre		Soar Valley	144
C82623	Heatherbrook Surgery (Dr F Rizvi & Partner)		Aegis Healthcare	143
C82098	Hazelmere Medical Centre		South Blaby & Lutterworth	143
C82017	Measham Medical Unit		North West Leicestershire (Hub 1)	142
Y00252	Cottage Surgery		Soar Valley	140
C82024	Spinney Hill Medical Centre (Dr Panchoi & Partners)	Doncaster Road	Belgrave & Spinney Hill	140
C82055	The Limes Medical Centre		North Blaby	138
C82116	Highfields Surgery		Leicester Central	137
C82045	The Whitwick Road Surgery		North West Leicestershire (Hub 3)	135
C82628	Groby Surgery		Bosworth	132
C82046	Saffron Health		Leicester City South	132
C82003	Greengate Medical Centre		Watermead	130
C82662	Walnut Street Surgery		Leicester City South	130
C82082	The Centre Surgery		Hinckley Central	130
C82084	Dr B Modi (Canon Street)		Belgrave & Spinney Hill	130
C82088	Fosse Medical Centre		Leicester Health Focus	130

Practices affected by housing growth

NHS Contract Code	Practice Name	Branch Premises	PCN Area	Housing and Population Growth
C82066	Forest House Medical Centre	Warren Lane	North Blaby	165
C82001	South Leicestershire Medical Group (The Old School Surgery)	Five: Fleckney Surgery, Market Harborough Surgery, Great Glen Surgery, Fleckney Medical Centre, Kibworth Medical Centre	Cross Counties	165
C82044	Empingham Medical Centre		Rutland	155
C82094	Beaumont Lodge Medical Practice (The Surgery)	Beaumont Lodge Surgery	Millenium	150
C82624	The Practice - Beaumont Leys		City Care Alliance	150
C82014	Castle Medical Group		North West Leicestershire (Hub 1)	145
C82623	Heatherbrook Surgery (Dr F Rizvi & Partner)		Aegis Healthcare	140
C82009	Market Harborough Medical Centre	St. Lukes	Market Harborough & Bosworth	140
C82038	Latham House Medical Practice	Asfordby Surgery	Syston, Vale and Melton	135
C82007	Castle Donington Surgery		North West Leicestershire (Hub 3)	120
C82111	Student Medical Centre		Carlton	115
C82035	Park View Surgery		Carlton	115
C82022	Billesdon Surgery	Thumby Surgery	Cross Counties	115
C82656	Field Street Surgery		Beacon	115
C82070	Woodbrook Medical Centre		Carlton	115
C82064	Forest House Surgery		Beacon	115
C82628	Groby Surgery		Bosworth	115
C82678	Thurmaston Health Centre		Watermead	115
C82003	Greengate Medical Centre		Watermead	115
C82030	Downing Drive Surgery		Salutem	115
C82056	Glenfield Surgery		North Blaby	115
C82011	Pinfold Medical Practice		Carlton	115
C82676	St Elizabeth's Medical Centre (Dr J A Wood)	The Common	Salutem	115
C82627	Silverdale Medical Centre		Watermead	115
C82091	Birstall Medical Centre	Borders Drive Surgery	Watermead	115
C82026	Bridge Street Medical Practice		Carlton	115
Y00137	Dr Roshan (Willows MC)		Aegis Healthcare	115

Plan

Barwell

Tenders in 18 March 2022

Appoint contractor – early April

Start on site – early June

Move in – April 2023

Hollycroft

Seek meeting with CCG

Chase District Valuer

Negotiations with landlord

Devise premises plan for Hollycroft – Summer 2022