



REPORT TO: MORAY INTEGRATION JOINT BOARD ON 25 MAY 2023

SUBJECT: THE DEMAND FOR HOUSING AND THE IMPACT / PLAN FOR FUTURE GP RESOURCES

BY: PRIMARY CARE DEVELOPMENT MANAGER

1. REASON FOR REPORT

- 1.1. To inform the Board of the demand for housing across Moray and the resultant impact on current and future plans for GP Premises.

2. RECOMMENDATION

- 2.1 It is recommended that the Moray Integration Joint Board (MIJB) consider and note:**

- i) the demand for housing across Moray; and**
- ii) the impact on current and future plans for Moray GP Practices**

3. BACKGROUND

- 3.1. The Moray Local Development Plan (MLDP) for 2020, which sets the planning direction for Moray, has proposed that there will be significant housing development in Moray over the next 10 years and beyond. Plan can be found here: http://www.moray.gov.uk/moray_standard/page_133431.html
- 3.2. MLDP Settlement Statements details what is planned for Moray in its entirety over the above noted period, which is subject to planning permission and therefore not guaranteed.
- 3.3. All four localities in Moray are impacted. However due to the volume of housing demands particularly in the Elgin locality, there needs to be a particular focus on that Locality.

Impact for Moray per Locality (subject to Planning Permission for any future developments in all localities) is as follows:

- Elgin locality - over 8,000 additional housing units which equates to over 17,000 additional patients.

- Buckie Locality - over 1,000 additional housing units which equates to over 3,000 additional patients.
- Forres Locality (including Lossiemouth) - over 2,400 additional housing units which equates to 6,000 additional patients.
- Speyside and Keith Locality - over 800 additional housing units which equates to 1,800 additional patients.

Practice	Potential additional patients
Ardach medical practice	813
Seafield & Cullen Medical Practice	1269
Maryhill Medical Practice	7912
Linkwood Medical Practice	9309
Forres Health & care Centre	4806
Keith Medical Practice	736
Moray Coast Medical Practice	1124
Fochabers Medical Practice	1044

Table 1: MLDP overview of housing developments

- 3.4. Approval is being sought from Moray Infrastructure Program Board to undertake a scoping exercise which will provide the necessary information/data to realise current and future health and social care service provision for Moray - i.e. what these services could and should look like and what is required from a service point of view for the next 10-20 years.
- 3.5. This scoping exercise will facilitate determinations as to the infrastructure necessities required across Moray. Therefore identify opportunities to alter/extend/create additional premises and/or space to accommodate increasing patient numbers, as a result of the housing demands.
- 3.6. Solutions for the Elgin Locality need to factor in the land at the old Spynie hospital site, which remains an NHS Grampian asset.
- 3.7. Currently all premises issues across Moray General Practices are being identified to ensure early engagement with the practices to establish solutions. This information is being collated for future project work, if/when solutions are not straight away obtainable.

4. KEY MATTERS RELEVANT TO RECOMMENDATION

- 4.1. Current healthcare and social care providers, including GP Practices across Moray are struggling to provide services to the current patient base due to various circumstances but particularly as a result of infrastructure restrictions/issues. The impact of additional patients, particularly to the Elgin locality where it is anticipated there will be an additional 17,000 patients, over the next 10 years, will put an extensive burden on current GP Practice infrastructure.

- 4.2. There is work on going with every GP Practice in Moray to improve/enhance premises in a bid to increase capacity, as it has been recognised that they have insufficient space to deliver the services they are required to/need to deliver to Moray patients. This is not possible in the majority of practices without substantial investment, including capital investment.
- 4.3. The two practices in Buckie are classified as the opposite, as it is deemed that their property allowance exceeds their floor area. However the current premises directive does not enact the requirement for additional professional teams as per 2018 Memorandum of Understanding (MoU) i.e. Primary Care Improvement Plan (PCIP) Multi Disciplinary Teams (MDTs). There is nothing in the premises directive that allocates property allowance for PCIP services. .
- 4.4. In reality all Moray GP practices are struggling to accommodate the MDTs. This is a daily struggle for the Practice Managers who manage room allocation for all services being delivered from their practice.
- 4.5. All GP Practices are aware that they can apply for funding via Improvement Grants, to increase their premises capacity. The work that can be approved for development is very dependent on the availability of the Improvement Grant funding.
- 4.6. During 2022/23 this was problematic due to rising costs for existing NHS Grampian projects - with costs increasing this resulted in construction costs increasing by a third, which eroded funds that could have normally been used towards other projects. This trend is expected to continue. Currently awaiting details from the NHS Grampian Property and Assets Development Team regarding the 2023/24 budget and the plans for the spend of these monies.
- 4.7. In Moray, HSCM have received confirmation that vital work to provide increased space at Maryhill GP Practice will commence in 2023/24 and continue into 2024/25. The spread over 2 financial years is purely due to this financial situation.
- 4.8. In Moray, the following are outstanding Improvement Grants works to date:
- Moray Coast Medical Practice - To transform disused dental centre into useable clinical space to expand the GP practice
 - Rinnes Medical Practice - to transform a non-clinical room into a useable space;
 - Seafield & Cullen Medical Practice - Refurbishment of former Podiatry Room to Treatment Room to meet current Healthcare standards;
 - Linkwood Medical Centre - to create additional clinical/office space;
 - Forres Health and Care Centre - to re-purpose records rooms into hot desk/office/admin space following removal of medical records
- 4.9. For some Moray GP Practices, the infrastructure requirement has progressed beyond Improvement Grants to capital funding, in particular:
- Keith Medical Practice;
 - Moray Coast Medical Practice;
 - Maryhill Medical Practice, and

- Fochabers Health Centre.

4.10 Developers Obligations are financial contributions sought from planning applicants to mitigate the impact of their development on existing infrastructure and facilities to ensure there is no negative impact on existing residents. The mitigations that Developers Obligations are collected for are stated in the S75 and cannot be spent on other projects out with what they have been collected for.

4.11 NHS/HSCM can only access these monies via discussions with Moray Council and by ensuring that criteria are met.

4.12 There is an agreed 15 year deadline for the spend of developer obligations, (this was previously 10 years which will impact on some of the earlier monies taken through planning). The earliest deadline for spend within Moray is 2026. It is important that plans/projects are progressed to the point of accessing these monies.

4.13 Some Moray GP Practices are in leased accommodation. When a lease is due for renewal there is set guidance that needs to be adhered to which is detailed in the Scottish Government guidance on Acquisition of property.

4.14 In short what happens is 5 years in advance of a lease expiry, NHS Grampian Property Department will discuss the lease with the contractor and make them aware of the options. It is anticipated that contractors may/will want NHSG/HSCM to take on future leases. If this is the case then an Options Appraisal and Outline Business Case will need to be developed. The 5 year timescale will allow for this to happen.

4.15 Current lease position:

- Rinnes Medical Practice confirmed in 2021 that they would like NHSG/HSCM to take on the lease for the Tomintoul Medical Practice. The practice cancelled their lease with the premises owner as of 31 March 2022. Work is still on-going via NHS Grampian on the new lease.
- Burghead Sub branch lease expires 30 December 2023 - this is part of the Moray Coast discussions.
- Next lease due to expire is in January 2033 for Moray Coast Medical Practice then Linkwood Medical in September 2034.

4.16 Back-scanning of patient records: 2021/22 GP Premises funding meant monies were allocated to assist with premises improvement. Across NHS Grampian it was agreed that these monies would be utilised to back-scan patient records and free up space within the practices which would then be transformed into usable clinical and/or admin space.

4.17 There have been some extenuating circumstances, which has resulted in the commencement of a second tendering process to procure a contractor to undertake this work.

- 4.18 The submissions for this tender were evaluated week commencing 8 May 2023. Once a contractor has been procured, work will commence with that supplier i.e. completion of Data Protection Impact Assessment (DPIA), timeline for rolling out practices etc.
- 4.19 Work has already commenced with Moray GP Practices to ascertain what work needs to be undertaken when the patients records have been removed. A programme of work is being developed alongside NHS Grampian Property Department.

5 SUMMARY OF IMPLICATIONS

(a) Corporate Plan and 10 Year Plan (Local Outcomes Improvement Plan (LOIP)) and Moray Integration Joint Board Strategic Plan “Partners in Care 2022 – 2032”

The policy and approach set out in this report is consistent with the ambitions of the MIJB Strategic Plan. This locality approach is also consistent with the ambitions of the Moray Council Corporate Plan and the Moray Community Planning Partnership LOIP.

(b) Policy and Legal

A number of policy and legal implications require to be considered but these are very dependent on a diversity of aspects.

(c) Financial implications

Financial implications relating to building leases, potential construction and/or refurbishment costs.

(d) Risk Implications and Mitigation

Increase in GP registrations would, for example, lead to cancellations of appointments, reduce preventative health care and increase pressure of community services, in turn reducing the service delivery within existing infrastructure.

To mitigate the examples stated and discover the whole impact, a detailed study will be undertaken with governance through the Moray Infrastructure Board.

(e) Staffing Implications

There are implications on staffing provision and on staff health and wellbeing which are unclear at this point until all information / data is gathered.

(f) Property

Implications relating all Moray GP Practice premises.

(g) Equalities/Socio Economic Impact

None arising directly from this report. But likely dependent on whether or not any developments are capital investment projects.

(h) Climate Change and Biodiversity Impacts

None arising directly from this report. But likely dependent on whether or not any developments are capital investment projects.

(i) Directions

None arising directly from this report.

(j) Consultations

Sean Coady, Head of Service, HSCM

Simon Bokor-Ingram, Chief Officer, HSCM

Carmen Gillies, Interim Strategy & Planning Lead, HSCM

Robert Lockhart, Moray GP Clinical Lead

Tracey Sutherland, Committee Services Officer

Aileen Scott, Legal Services Manager, Moray Council

Katrina Martin, Senior Infrastructure Officer, Moray Council

Have all been consulted and their comments taken into account in the report.

6 CONCLUSION

6.16 The MIJB are asked to consider and note the contents of this report.

Author of Report: Rosemary Reeve, Interim Primary Care Development Manager

Background Papers: None

Ref: