



Coventry and
Warwickshire

Meeting the Primary Care needs of new residents General Practice Services at Upper Lighthorne New Settlement

This document provides information on the work NHS Coventry and Warwickshire Integrated Care Board (the ICB) is carrying out to assess the impact of the housing development at Upper Lighthorne (also known as Gaydon/Lighthorne Heath). It describes the options currently available to ensure that the General Practice needs of the growing population of Upper Lighthorne can be met.

A set of frequently asked questions supplements this information and is available to view on ICB website

An online survey to gather feedback on the options is open for comment until end of the day on Wednesday 14th December 2022, you can access that here:

www.surveymonkey.co.uk/r/ULPrimarycaresurvey. A paper copy is available on request.

Questions and feedback should be directed to: enquiries@gbpartnerships.co.uk

NHS Coventry and Warwickshire Integrated Care Board is carrying out an in-depth appraisal to understand

- the impact the new housing development at Upper Lighthorne will have on local General Practice services and;
- the best way to make sure that the needs of the growing population of Upper Lighthorne can be met.

This appraisal needs to be done to make sure that the ICB identifies a solution which offers value for taxpayers' money and is the most effective, fair and sustainable use of finite NHS resources for all local residents.

There are different potential solutions available, which are:

Option 1: Expand the capacity of established local GP practices whose practice areas include the Upper Lighthorne settlement site.

Option 2: A new GP practice on the Upper Lighthorne settlement site with no expansion of the current GP practices.

Option 3: A 'hybrid solution' which means expanding the capacity of some local GP practices and, potentially a smaller new building on the Upper Lighthorne settlement site.

How we deliver primary care, including GP services, is changing. There is a national direction for General Practice to work at scale and integrate better with wider health and care services, moving from the model of small individual GP practices. The options which have been developed for Upper Lighthorne all take this into account. You can find out more about the NHS Long Term Plan and the changes to how we deliver Primary Care here - [NHS Long Term Plan](#)

Any development work will be funded through what is known as Section 106 (S106) agreements. This is a legal agreement between Local Authorities and housing developers and

are drafted when it is considered that a development will have significant impacts on the local area that cannot be moderated without new capacity for services such as education or housing being developed. Two S106 agreements exist for the Upper Lighthorne settlement (held with two different developers). The agreements do not specify a specific method of how or where General Practice services are delivered and all of the options would be in line with the requirements to access the funding. This money is only made available to the NHS once a certain number of homes have been built and occupied in a new development which means that if the houses take longer to get built than planned or the site does not ultimately deliver the currently planned 3,000 dwellings there will be a delay in receiving the money from the developers needed to invest in new buildings or enhancement of current ones.

The ICB has commissioned gbpartnerships (gbp) to work with it to deliver the work described above. gbp have a long track record of working in partnership with NHS organisations to undertake these kind of planning processes. All of the options have positives, negatives, and risks and gbp are working through these as part of the detailed appraisal work on behalf of the ICB.

Option 1: Expand the capacity of established local GP practices whose practice areas include the Upper Lighthorne settlement site.

Pros	Cons	Risks
<ul style="list-style-type: none"> Builds on established GP practices. Potentially better value for money than a new build solution. Potentially quicker to deliver than a new build solution. Maximizes use of existing buildings. 	<ul style="list-style-type: none"> People from Upper Lighthorne would need to travel to access face to face services. Potentially poorer functionality, due to limitations of existing building and car parking. The extension to some existing GP practices could be significantly restricted due to the requirements of 'a sympathetic' design, in keeping with local buildings and transport plan requirements. Extension to some existing practices could also require the building to be unsuitable to deliver some clinical services from during stages of the development, affecting service delivery. 	<ul style="list-style-type: none"> Unable to secure planning permission for existing GP practices extension due to points detailed under cons. Risk of the required building works being too significant and disruptive.

Early indications suggest that it may not be viable to expand some existing GP practices. Therefore, this option may be discounted on completion of this appraisal work.

Option 2: A new GP practice on the Upper Lighthorne settlement site with no expansion of current GP practices

Pros	Cons	Risks
<ul style="list-style-type: none"> No land costs – S106 gifted. 	<ul style="list-style-type: none"> Uncertainty regarding housing delivery, and, in turn when the full S106 	<ul style="list-style-type: none"> The size of the new building is too small and doesn't align with national NHS strategic drivers.

<ul style="list-style-type: none"> • Provides on-site access to primary care for local residents. • There are interested developers. • Purpose built, so quality environment that is built with the future in mind. 	<p>monies will be available for a new build.</p> <ul style="list-style-type: none"> • A new building is likely to take a few years to be built, meaning new UL residents who need a new GP will have to register with an existing practice in the surrounding area. 	<ul style="list-style-type: none"> • Potential for void and under used space in the new build
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Option 3: A 'hybrid solution' which means expanding the capacity of some local GP practices and, potentially a new smaller building on the UL settlement site.

Pros	Cons	Risks
<ul style="list-style-type: none"> • In addition to the pros listed in tables 1 and 2, this option would potentially provide more people with better access to primary care services than option 1 or option 2 alone. 	<ul style="list-style-type: none"> • In addition to the cons listed in tables 1 and 2, this option is likely to be the most expensive of the three options. 	<ul style="list-style-type: none"> • In addition to the risks listed in tables 1 and 2, this option could be undeliverable due to high costs.

What happens next?

We are actively engaging with a range of stakeholders to explain the issues associated with the different options, gain feedback and develop an understanding of stakeholder perspectives on the options.

The activities that will form the stakeholder engagement are currently being developed and are likely to include meetings, presentations at existing forums, dissemination of relevant information through existing groups and networks, and an online survey.

At the end of 2022 gdp will deliver an independent and robust report, providing the ICB with a comprehensive appraisal of the different options, informed by the findings from the stakeholder engagement and earlier work. On the basis of the report, the ICB will determine which option is preferred and go on to develop an outline business case, building on the report. This business case is a requirement to ensure that the chosen option represents the best value for money and use of NHS resources.

Questions and feedback on this work should be directed to: enquiries@gbpartnerships.co.uk