

Scheme name / summary description		Value £'000
G	Strategy & Resources	
	New additions	
Page 67	<p>Sheffield GPs Transformational Hubs</p> <p>Recommendations</p> <ul style="list-style-type: none"> To approve inclusion of development works for GP Transformational Hubs in the capital programme to be funded by Integrated Care Board <p>Why do we need the project?</p> <p>In March 2022, HM Treasury confirmed the award of £57.5m funding to South Yorkshire to improve primary care buildings in the region. Of this, £37m was allocated for schemes in Sheffield, subject to the submission of a robust business case.</p> <p>The City Council was approached by the South Yorkshire Integrated Care Board (previously the NHS Sheffield Clinical Commissioning Group) to work in partnership to secure the capital projects. The Council was able to support the capital project by identifying suitable sites (through its Property Services) and commissioning feasibility and design work (via its Capital Delivery Service) on behalf of the SY ICB. The SY ICB also asked the Council to act as delivery partner. This is because, due to restrictions on the SY ICB's ownership powers related to the HM Treasury / NHS England funding award, they are unable to develop and own assets. The SY ICB have therefore requested that the Council take on responsibility for delivering the schemes and become the ultimate owner of the assets. In December 2022 the Strategy and Resources Committee approved the decision to take on this role as requested.</p> <p>The ICB identified several GP practices as occupying premises that were no longer fit for purpose due to:</p> <ul style="list-style-type: none"> the condition of the buildings the overall size being insufficient to meet future patient list requirements Very little room for expansion on the existing sites No space to absorb additional patients or services through demographic change, new models of care or residential developments <p>How are we going to achieve it?</p> <p>We will develop 4 new GP hubs to accommodate 10 existing practices in either New Build premises or purchase of more suitable sites.</p> <p>In order to draw down the funding required from NHS England, further design work is required to inform the Final Business Cases and in one case acquire a property to act as the hub.</p> <p>The current approval requested is to add the value of the remaining development works to the capital programme and note the current estimate of the total costs of the schemes.</p>	+1,677.9

The value of development works will be met by funds provided to the council by the ICB. Should the final business cases be accepted the council will enter into a funding agreement with NHS England to fund the full value of the schemes.

What are the benefits?

Proposed New Hub Details	Practices to Relocate	Value of Development Works (Value to be added to capital programme this approval)	Estimated Total Scheme Value
City Hub – Purchase and Refurbishment of a property in the city centre	<ul style="list-style-type: none"> City Surgery Mulberry Surgery 	865,074	£ 4,455,556
Foundry Hub 1 - Build a 2-storey building on Land at Spital Street (S3 9LD) with a GIA of circa 1,291.21 sqm	<ul style="list-style-type: none"> Burngreave Surgery Sheffield Medical Centre 	£243,583	£7,406,535
Foundry Hub 2 - Build a 2-storey building on Land at Rushby Street, Grimesthorpe, S4 8GD with a GIA of 1,638 sqm,	<ul style="list-style-type: none"> Page Hall Medical Centre Upwell Street Surgery 	£283,279	£9,069,351
Southey & Parson Cross Association Hub - Build a 3-storey building on Land at Wordsworth Avenue / Buchanan Road (S5 8AU) with a GIA of circa 1,575.87 sqm	<ul style="list-style-type: none"> The Healthcare Surgery Buchanan Road Surgery Margetson Surgery 	£285,958	£9,082,566
TOTAL		£1,677,894.35	£30,014,008

When will the project be completed?

Development works and tender returns - October 2023

Full schemes – March 2025

Funding Source	Integrated Care Board Funds	Amount	£1,677,894.35	Status	Received	Approved	
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Approval Route Principle endorsed Strategy & Resources Committee 19/12/22