

Fort House Surgery

Case for
Change



The role of the CCG



North West Surrey
Clinical Commissioning Group

Clinical Commissioning Groups (CCGs) plan and buy local health care services

NHS North West Surrey (NWS) CCG has delegated authority from NHS England to commission primary care services

NWS CCG has a responsibility to take all reasonable measures to ensure that people living within its boundaries can register with a GP practice and access essential care

Primary care challenges in North West Surrey



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362,000 people are
registered with a
GP

17% (1 in 6)
residents are aged
over 65 - this will
rise to **22% by 2025**

Circulatory disease
is the single largest
contributor to
inequalities in life
expectancy
between the most
and least deprived
people

15,000
(1 in 20)
have been
diagnosed
with
diabetes

An estimated 80,000 (1 in 4)
have hypertension

32,000
(1 in 11) are
carers

6% of 42 practices are
classified as 'vulnerable
practices' by NHS England

13% have
been
diagnosed
with high
blood
pressure

49% of GPs
are aged
over 45

Each A&E attendance
ranges costs between £67
and £235 depending on the
level of intervention

110,000
patients
attend A&E
each year

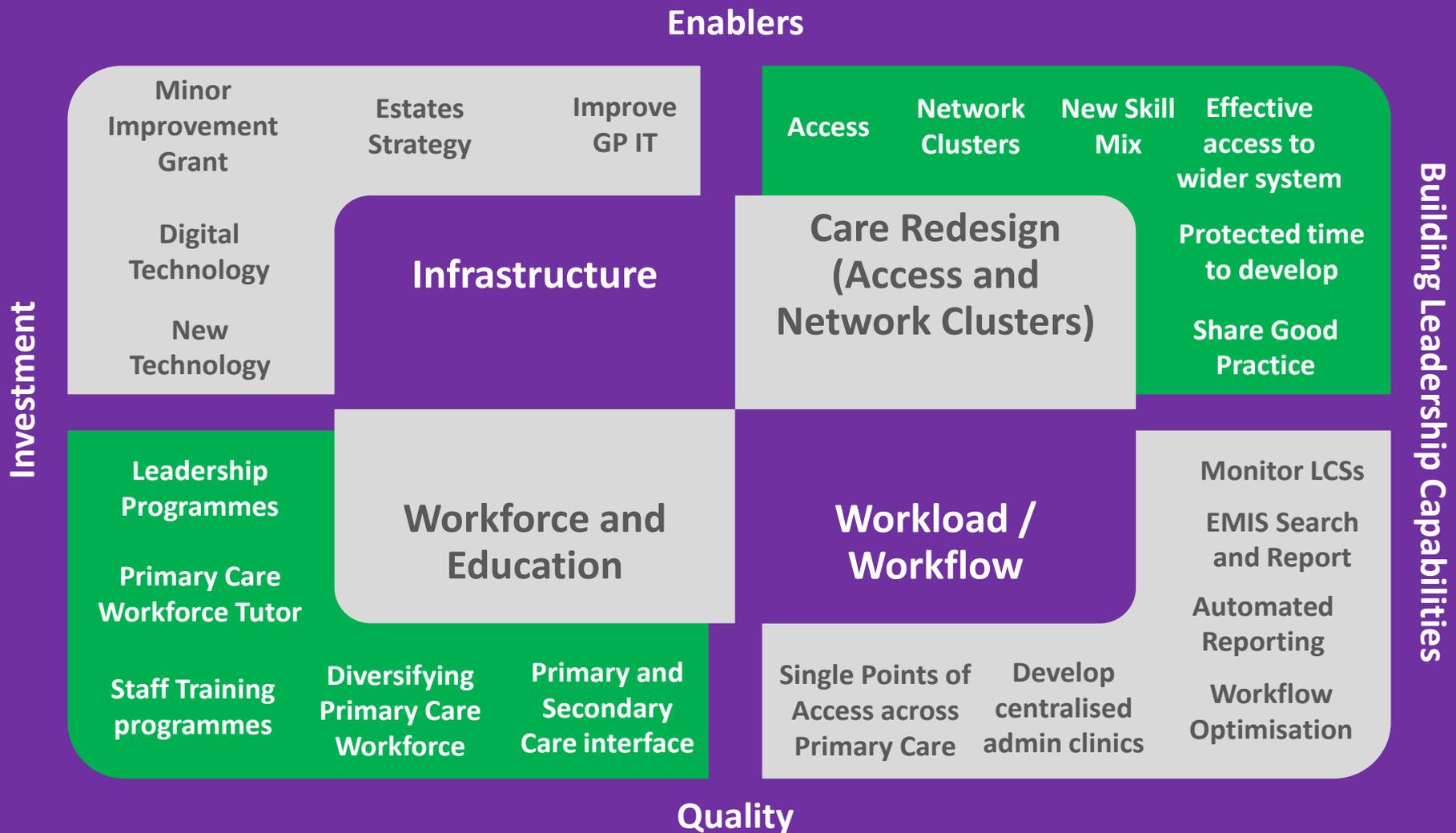
5,000
adults
receive
social care,
with **25%** of
adults aged
under 54

The average
number of
patients per
whole time
equivalent
GP in Surrey
2,500 (Kent,
Surrey and
Sussex
average is
2,100)

General Practice Key Priorities



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Immediate challenges



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Local plans require more housing be provided in Elmbridge

New people moving to the area need to be able to register with a GP practice

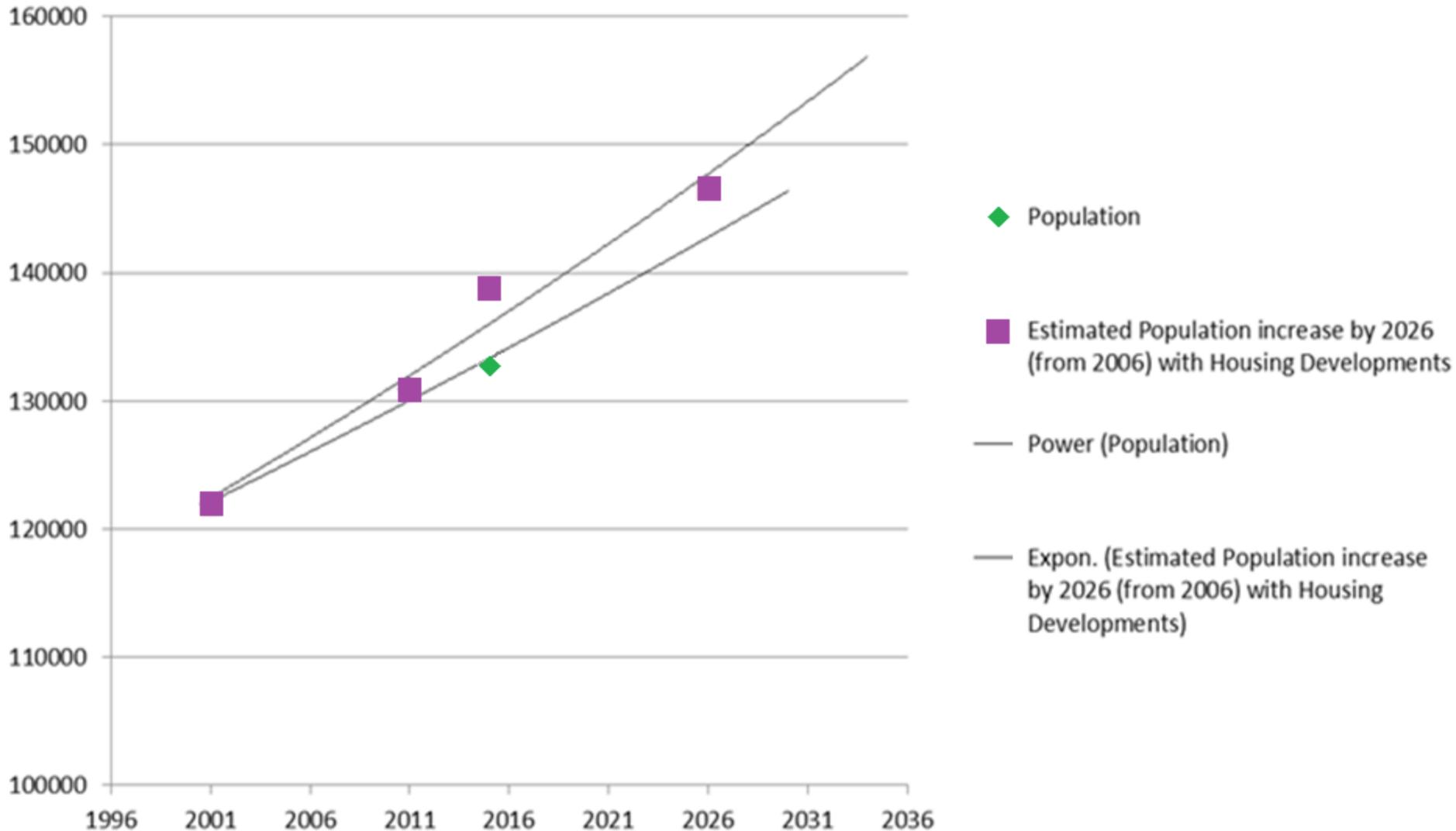
5 GP practices in Walton-on-Thames have 'capped' their list (stopped registering new patients)

This means patients moving to Walton-on-Thames are finding it more and more difficult to access essential health care

Forecast rise in Elmbridge population (to 2036)



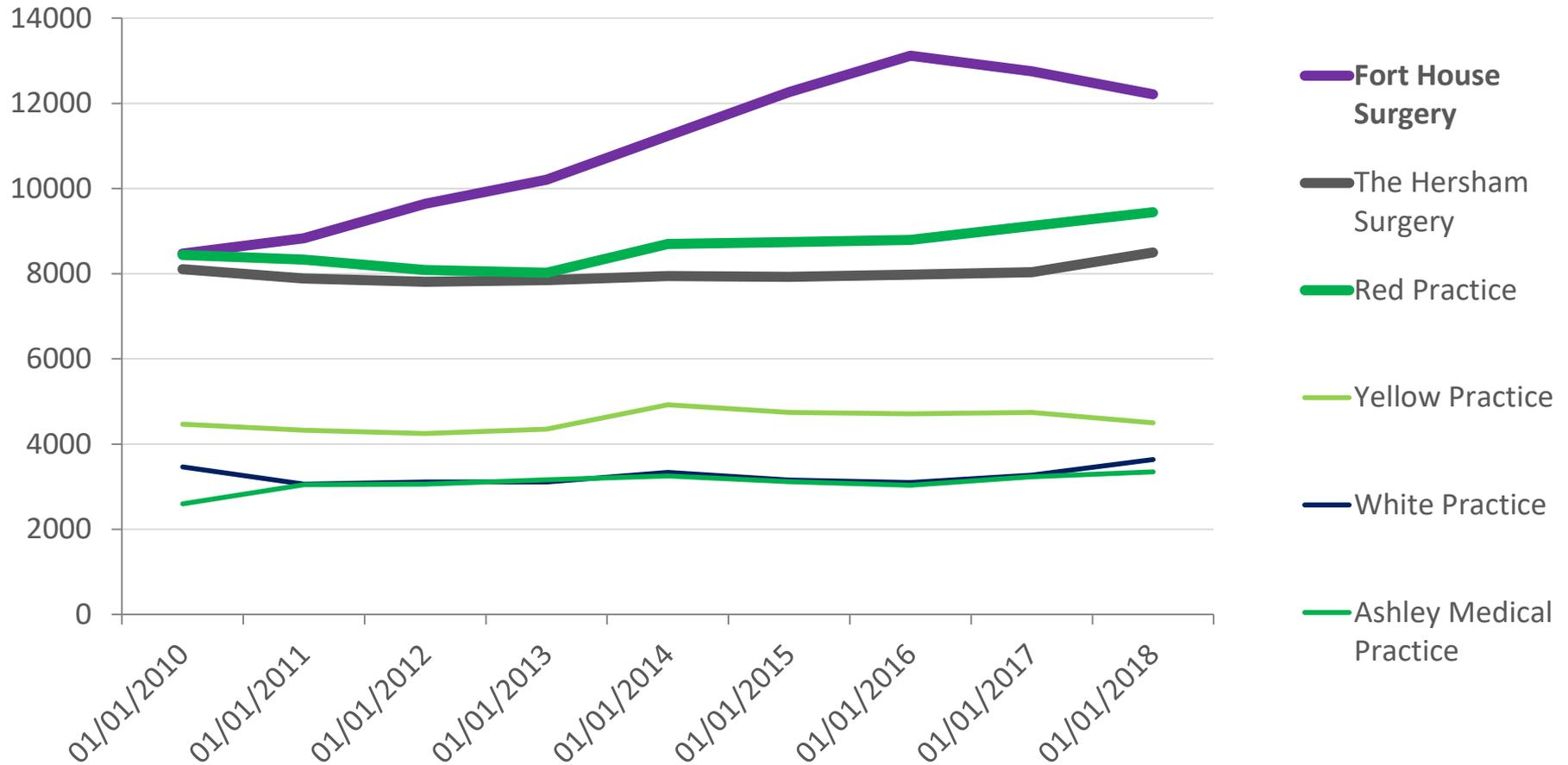
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Patient list size movements in Walton



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Fort House Surgery limitations



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Currently based in a converted house

- Severe limitations in the type of care that can be provided in such premises
- Under guidance, fewer than 5,000 patients should be registered for the space available
- Inability to be reactive or flexible with consulting space
- Unable to offer additional services or clinics of benefit to the local population

Restrictions

- Spiral staircase
- Door widths
- Waiting rooms inappropriate size
- Patients able to hear private conversations at reception desk

Immediate challenges



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Fort House Surgery is operating from premises that are not entirely fit for purpose

Number of registered patients is three times what it should be for the size of the premises

Lack of consulting space for other Healthcare Professionals and additional services in the community

Spiral staircase does not meet patient access requirements

(causing patient inconvenience and a lack of consulting space to see patients on ground floor)

Fort House Surgery patient experience



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Despite these limitations, Fort House Surgery is a well-liked and popular practice

**'Good' Care Quality
Commission
grading (2016)**

**Excellent feedback
on social media**

Non patients enquire
regularly about the
uncapping of the
list/move

Friends and Family
consistently good

Fort House Surgery patient experience



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August 2018 – top 10 GP
practice in Surrey
GP Patient Survey

93% of respondents describe
their experience of making an
appointment as good

96% of respondents find it
easy to get through to this
surgery by phone

99% of respondents would
recommend this surgery to
someone new to the area

Actions taken at Fort House Surgery



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**Fort House capped the
number of patients registered
at the surgery in 2016**

**Space configured to
make best use of
consulting space**

**Demand and capacity planning
support to ensure access to
services was easy for patients**

**Notes stored securely
off site to support full
utilisation of space**

Ownership of Fort House Surgery



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Several of the original partnership bought in to Fort House Surgery when it was in negative equity

The partnership is responsible for the maintenance and upkeep of the building

The new partnership would be responsible for the lease on the proposed premises

This partnership has now disbanded; there is a significant mortgage still outstanding on the property hence the necessity to sell

Partners have paid the mortgage on the building at significant financial risk to themselves for many years to ensure the community of Walton have access to a healthcare facility

Options explored for Fort House Surgery

1

Purchase a new stand alone, shell building that forms part of a proposed new, mixed use development being led by the Council on a site 400 metres from the current surgery (Stompond Lane)



- The cost of this option was far beyond the funds available and was not pursued further

2

Other suitable premises near to the existing site



- Discussions with Elmbridge Borough Council (EBC) have yielded no suitable premises

3

Redevelop an existing empty space at nearby Walton Community Hospital

The CCG currently pays £180,000 per year for this 'void space'

- Provides three times as much space to Fort House Surgery compared to current premises
- The CCG is required by NHS England to make best use of existing public estate (value for money remit)
- **This is the only viable option available to the CCG and Fort House Surgery**

Where do patients registered with Fort House Surgery live?

H81020 - FORT HOUSE SURGERY

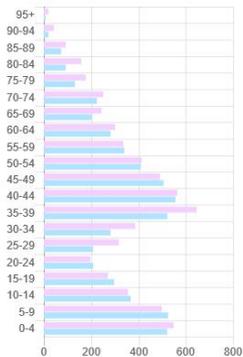
32 HERSHAM ROAD WALTON-ON-THAMES
SURREY
KT12 1UX

NHS NORTH WEST SURREY CCG (09Y)

1x main practice

Date of population extract: 2018-08-23

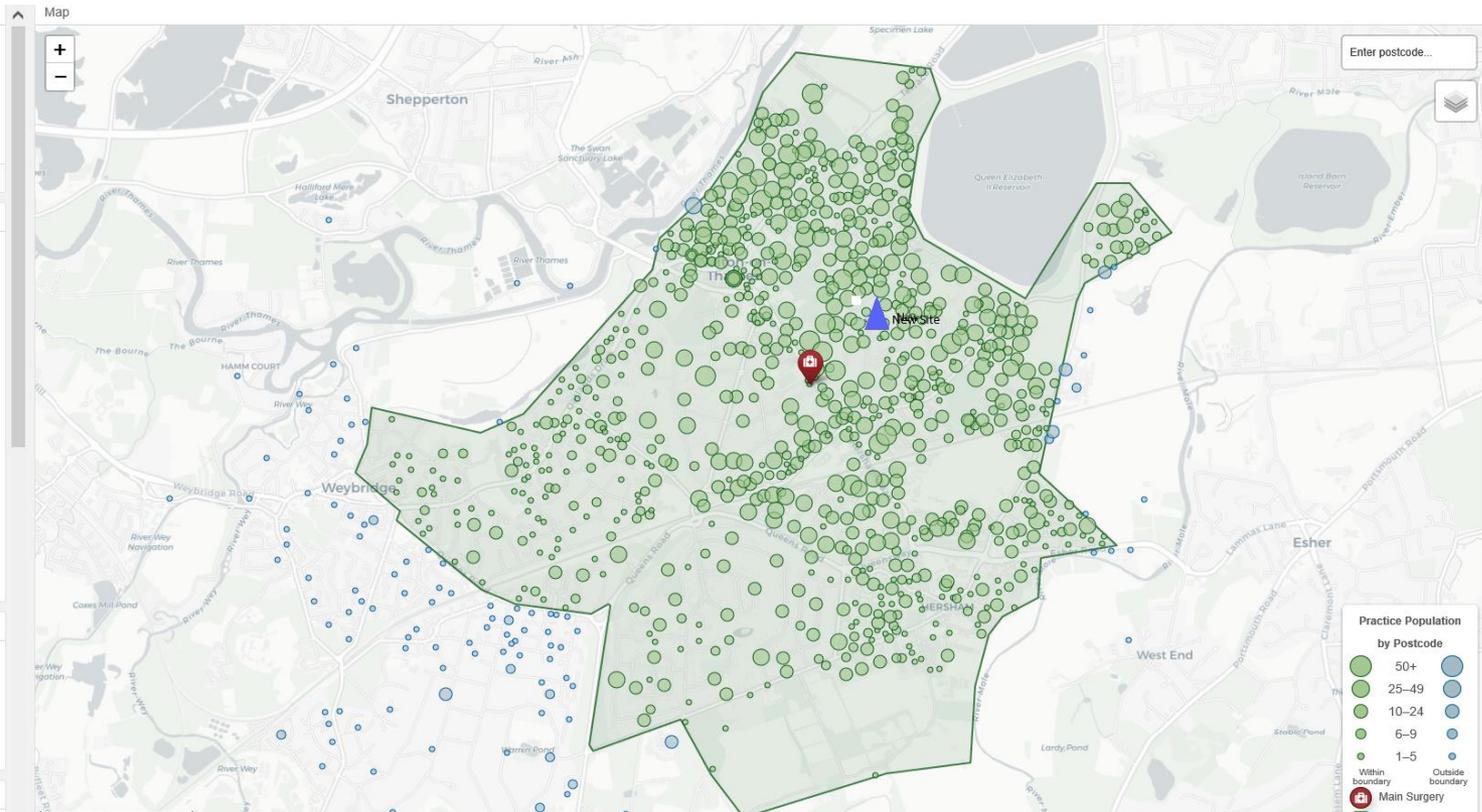
Age Distribution



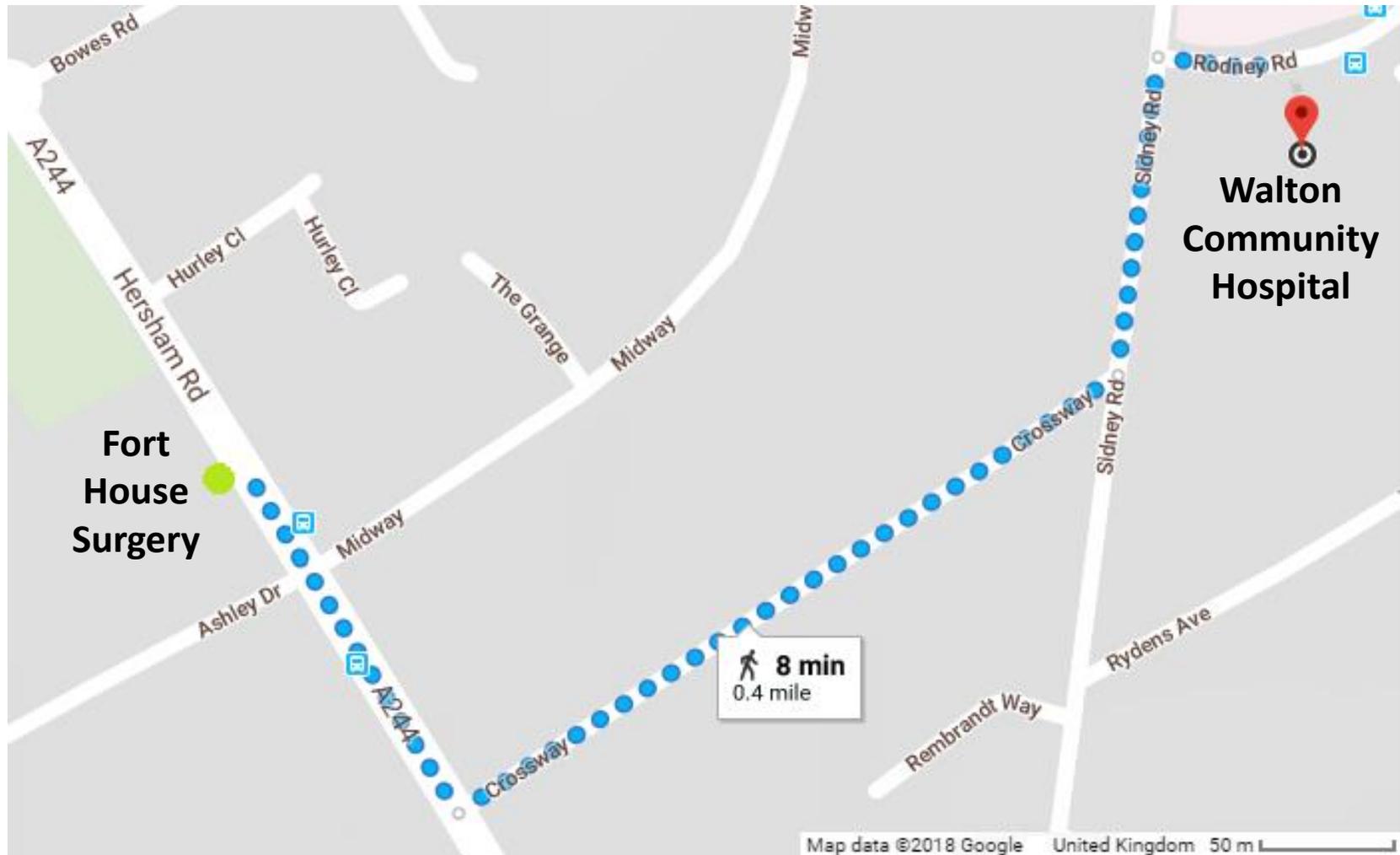
Gender



Total Patients: 12,097



Proposed relocation



The offer at Walton Community Hospital



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Increased capacity to
accommodate the growing
demand for primary care

Versatile spaces to develop
services that offer an
alternative to hospital stay

Sufficient space to
accommodate
multidisciplinary teams and
outpatient services

Increased capacity for
clinical training of all
medical staff to enable
the local health care
system to train and retain
highly qualified clinicians

Utilisation of space that is
currently paid for by CCG

Aspirational services to be provided in new premises



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Mother and baby meetings

Pre-diabetes sessions

Asthma walk-in clinics

'Well-person' clinics

Contraception clinics

STI screening

Low-risk skin cancer clinics

Training centre of excellence for health professionals

Pre-university sessions to give advice on contraception, alcohol use and mental health issues, including vaccinations

Screenings currently offered by hospital brought in to the community (aortic aneurism screening clinics already planned)

Addressing known concern about parking



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Known concern

- Residents of Sidney Road, Rodney Road and nearby roads have voiced serious concerns about the potential for additional cars parking on roads adjacent to Walton Community Hospital
 - Potential negative impact on residents, pedestrians, cyclists

Comments

- **An external consultant will**
 - develop the Travel Plan for the proposed premises
 - liaise with Surrey County Council (Highways) to consider options that would reduce the potential for anti-social parking
- **The proposed premises fulfil the Elmbridge Borough Council requirement for parking spaces (one space per consulting room)**

Estates and Technology Transformation Fund (ETTF)

- **Successful application in July 2018**
- **Conditions to be met**
 - Lease agreements
 - Licences to Alter
 - Planning Permissions
 - Approval of Full Business Case
 - Delivery in Financial Year 2018/19

Elmbridge Borough Council Community Infrastructure Levy (CIL)

- **Funds granted in July 2018**
- **Conditions to be met**
 - Travel Plan
 - Sufficient engagement with local community and councillors

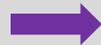
Planning permission



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Fort House Surgery

Change use from
D1 (non-residential)
to C3 (dwelling house)



Options to ensure that
there is no loss of D1
space in the area must
be explored



Planning permission at
Walton Community
Hospital would provide
D1 space

Walton Community Hospital

Change use from
C2 (residential institution)
to D1 (non-residential)



Provides additional D1
space on top of current
provision at Fort House
Surgery

If planning permission is not granted



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This money cannot be transferred to another NHS project in Elmbridge, or used for any other GP practices

The funding will be lost, and we will not be able to apply for more

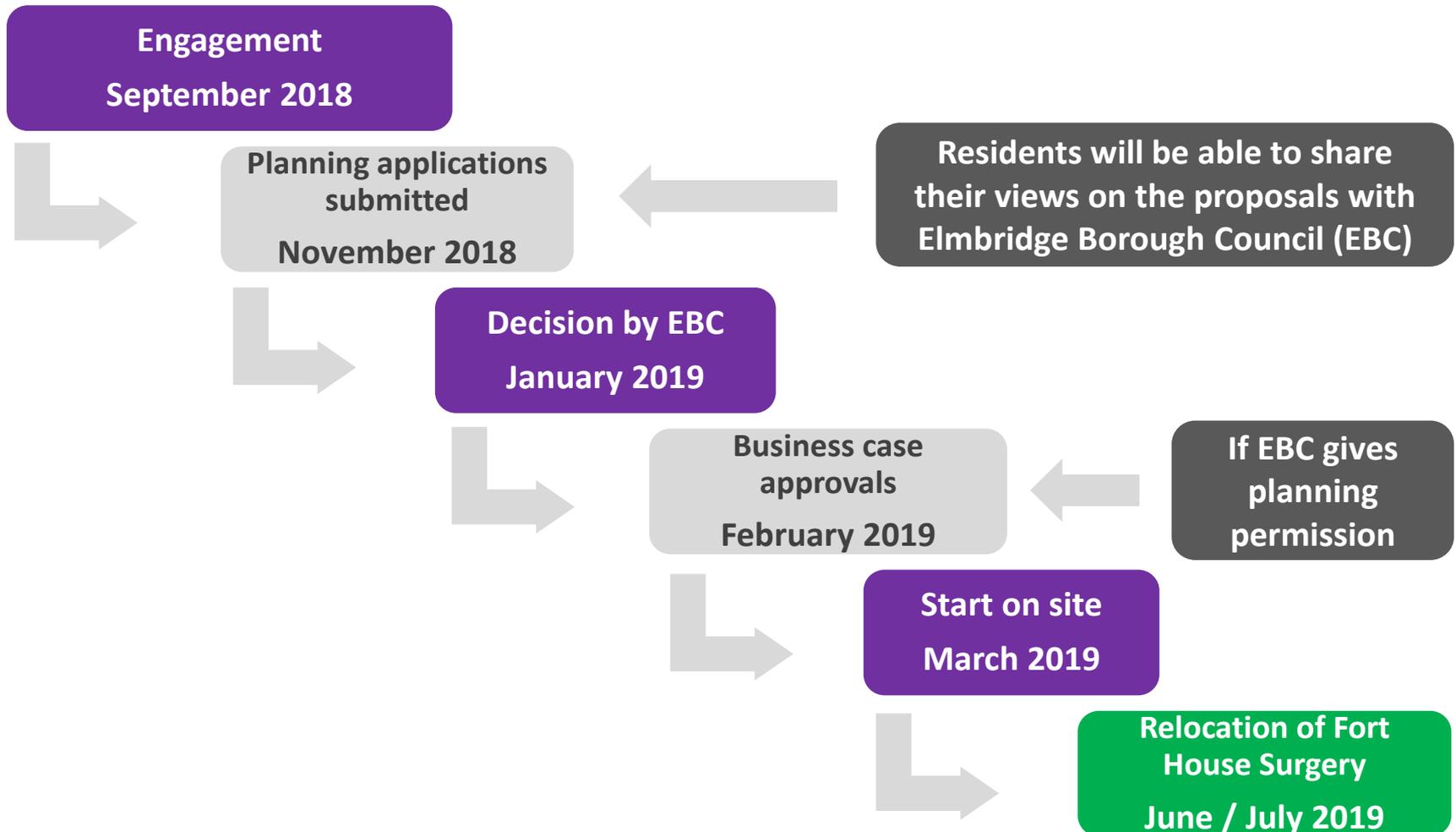
CCG would continue to pay £180,000 year for an empty space that cannot be used

Fort House will remain in non-compliant premises and the list will remain capped

CQC conditions would not be met on current premises

No further services will be able to be offered

Potential timeline



Contact us



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