



Community Health Partnerships

Focus on Colchester Primary Care Centre, Essex

Summary

- ❖ Improved patient services and staff environment
- ❖ Better utilisation of assets releasing capital and revenue savings
- ❖ Recurrent/annual system savings of circa £2m
- ❖ Provision of 100+ housing units on Essex County Hospital site
- ❖ Significant reduction in void space
- ❖ Identification of innovative routes of funding to ensure affordability

Background

Colchester Primary Care Centre (PCC) is a three-storey building of almost 7,700m² which opened in 2006, next door to Colchester General Hospital. It is designed, built, funded and operated via the NHS Local Improvement Finance Trust (LIFT) Public Private Partnership programme.

The challenge

Colchester Hospital University NHS Foundation Trust committed to close Essex County Hospital (ECH), a hospital with buildings dating from 1820 to 1960, and extensive backlog maintenance challenges of around £15m. It was no longer suitable for the delivery of modern healthcare, and is in a residential area, on a small site with limited scope for redevelopment.

The Trust transferred some services to Colchester General Hospital in 2014. However, a number of outpatient and ambulatory care services needed a new home.

The solution

To relocate the outstanding services to the first floor at Colchester PCC. This supported the Trust to realise its vision for a Health Campus in Colchester, while reducing vacant space, increasing utilisation and offsetting void costs which was costing the local health economy in excess of £1m per annum.

Partnership working

Community Health Partnerships (CHP) worked with Colchester Hospital University NHS Foundation Trust, North East Essex CCG, with the support of NHS Improvement's Strategic Estates Planning Team, to develop a proposition which delivered greater efficiency, additional housing and improved staff and patients' environments.

Securing funding

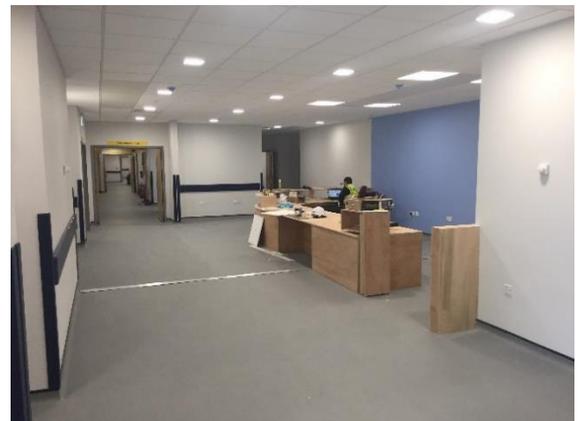
The Trust applied to the Department of Health's Growth & Efficiency Fund, which helps NHS organisations accelerate land sales as part of the Government's housing strategy. Approved funding included a loan for £4m to enable the capital works required to relocate the Trust's services and £3.5m contribution from CHP's capital budget.

Benefits

Delivering more for local patients and staff

A benefit of basing more services at the PCC has enabled better clinical adjacencies and patient pathways for care on both Colchester General Hospital and the PCC.

Consequently, the project included the redevelopment of the second floor to be used for clinical services, displacing administrative and support services, which were relocated to cheaper, non-clinical premises nearby.



Integrating acute and primary care

Improved patient access to acute and primary care through service integration across the two adjacent sites.

Releasing land for housing

The disposal of land at Essex County Hospital, released prime space for the development of 100+ housing units and realising significant capital funds for reinvestment in local schemes.