

Capital Investment, Property, Equipment & Digital Technology proposals

NHS England

Project Initiation Document - Type 1 Clinical Premises

Not to be used for NHS England administrative premises – speak to regional team id required

Sponsors and authors of documents seeking appropriate authority to fund or proceed with a scheme or project must consider whether the content or strategy to which the document applies at this stage is sensitive or may have commercial implications. If it is considered necessary, the document should be headed and watermarked appropriately.

Unless building and premises based PIDs are informed by sufficient detail and forward planning this can hinder a prompt and informed decision on PID approval. A PID is the first stage in the process, but there are fundamental issues to be considered before progressing to business case stage. This particular PID type for clinical premises is therefore designed to support authors in considering some of those important issues that need to be covered in the PID to inform local decision making.

It is also acknowledged that at PID stage not all of the information asked for may be available. However, all PIDs for this type of proposal must be as complete as possible and, where information is not known, a brief explanation should be provided.

Document version control	Version No.	Status	Issue date	Notes
(for use by PID sponsors)	1.0	Draft	04.08.22	
Add rows as required.	1.1		07.11.24	Amends suggested by ICB
Last entry should read: 'Final for signatures'	1.2		20.11.24	

1. TITLE OF SCHEME	Gamston Medical Centre extension	
Scheme reference number and source of number (organisation). <i>Please ensure the relevant unique reference (for all Schemes) is used in all correspondence and reporting using an appropriate format: e.g. XXX – YY - XXX (Org Code – 17 – 001)</i>	Reference No.	GAM1
	Practice Code	C84703
	Confirm the Organisation issuing the reference number.	Partners Health
2. DATE OF FORMAL PID SUBMISSION	Date	
3. IS THIS A RESUBMISSION OF AN EARLIER PID? <small>If so, provide details and reference no.</small>	Reference No.	No
IF YES: Will this resubmission result OR potentially result in a duplicate funding application already covered by another PID, etc.?	Please provide details	

Is any element of this PID actually, or potentially funded through any other previous (already approved), parallel (current) or planned (future) application for funds?		
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4. NHS FUNDING STREAM (from any source) Please confirm the NHS England capital funding stream relevant to this investment e.g. BAU, etc. <i>Financial tables should clearly show the NHS England commitment.</i> <i>Where capital funding is from a special initiative, please use the first two rows opposite to denote initiative name and scheme reference number</i> <i>Please use standard NHS finance codes when completing this section</i>	If applicable, funding initiative name	
	Scheme reference No.	
	Funding stream	
	Cost Centre	
	Subjective Code	
	Total value of NHS England funding. £	

5. DETAILS OF ANY ADDITIONAL CAPITAL FUNDING SOURCE (where applicable) Please confirm and briefly explain ANY additional capital funding stream relevant to this investment e.g. NHSPS Customer Capital. The additional/alternative funding should be clearly shown in Table 3 below with relevant totals. <i>The implications of the additional funding must be clearly shown in the Economic and Financial sections of this PID.</i>	Funding source name	S106 secured by Rushcliffe Borough Council
	Brief explanation of funding	S106 funding available for developments on the southern & eastern sides of West Bridgford as identified and confirmed by Rushcliffe Borough Council.
	Is this funding to be used for a specific purpose?	To fully fund the expansion of Gamston Surgery as detailed in the PID
	Is any element of this funding liable for repayment?	No
	If yes, please give details including reason, amounts and dates.	
	Total value of <u>additional</u> funding. £	£2.03 million

6. NHS ENGLAND REGION OFFICE	Region	Midlands
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7a. SPONSORING ORGANISATION No. 1 AND LEAD CONTACT Please include a named lead contact for this application who can answer any queries relating to this PID	Organisation	Partners Health
	Title/position	Property lead
	Name	Exemption Section 40 – Personal Information Exemption
	Office tel.	
	Mobile tel.	
e-mail		
7b. SPONSORING ORGANISATION No. 2	Organisation	Partners Health
	Title/position	Managing Director

(where applicable) Please include a named lead contact for this application who can answer any queries relating to this PID	Name	Exemption Section 40 – Personal Information Exemption
	Office tel.	
	Mobile tel.	
	e-mail	
7c. SPONSORING ORGANISATION No. 3 (where applicable) Please include a named lead contact for this application who can answer any queries relating to this PID	Organisation	
	Title/position	
	Name	
	Office tel.	
	Mobile tel.	
	e-mail	

8. NHS PROPERTY SERVICES OR COMMUNITY HEALTH PARTNERSHIPS CONTACT (where applicable) Please include a named contact as appropriate	Organisation	
	Title/position	
	Name	
	Office tel.	
	Mobile tel.	
	e-mail	

9. OTHER LOCAL STAKEHOLDERS OR TENANTS <i>Please add further lines where required</i>	ICB	
	Local Authority	
	Other (1)	
	Other (2)	

10. SCHEME DESCRIPTION Include a brief description of the scheme, which should include, but need not be limited to: <ul style="list-style-type: none"> scope and content (what work is proposed and why, benefits etc) the scheme type - new build, refurbishment or a lease objectives and benefits – these may be financial and/or non-financial location – address and name of the facility (where is the scheme) NHSPS/CHP premises code where known and available wider stakeholders and their interest e.g. potential occupants indicative scheme value for approval purposes confirm other stakeholders are signed up to the general terms, costs and implications of the proposal.(is engagement or consultation required) confirm that where details are known, any proposed leases, are appropriate and acceptable to all participants. if the scheme requires temporary accommodation 	Scope, content, location & scheme type: “The scheme involves the extension of the current Gamston surgery building to provide additional clinical and administrative space. The development will take place on the same site as the existing surgery – Gamston Medical Centre, Gamston District Centre, Gamston, Nottingham, NG2 6PS.
	Business Modelling: Exemption Section 41 – Provided in Confidence Objectives and benefits: “The clinical space is designed to allow the practice to increase staffing levels and range of services in order to accommodate additional patients as a result of the large housing developments (1500 houses/3,500 patients) which are in the final phases in the Sharphill area of West Bridgford. This will help ease pressure on other practices in West Bridgford as well as at Gamston, improve patient experience and enable better provision of additional clinical services. It will also enhance capacity in order to enable local practices to collectively manage demand from the proposed Bassingfield/Tollerton development alongside the reserved site requested as part of this development. The additional administrative space is needed in order to accommodate the increasing number of ARRS staff employed by PartnersHealth on behalf of Rushcliffe PCN. This will enable more effective team working, ensuring team members have adequate space from which to work and in which to meet. It will allow for the continued expansion of the ARRS team.”

<ul style="list-style-type: none"> • if costs for enabling works are required before the building/ works can start e.g. demolitions moving or adding services e.g. power and water etc. and, if so, included in the overall costs. • Any dependencies required for the scheme (other works first or in phases/ sequences etc.) 	
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<p>11. STRATEGIC NEED</p> <ul style="list-style-type: none"> • Provide the strategic drivers and justification for the scheme. • Confirm and outline alignment with other strategies as appropriate 	<p>New housing has brought and will continue to bring considerable increases in the patient population to the eastern and southern sides of West Bridgford. These include the significant housing developments at Sharphill (estimated population of 2,461) as well as the likely developments between Bassingfield and Tollerton (potential population of 9,200).</p> <p>The practice list size has increased by a significant 17% since 2019, from 5605 in 2019 to 6749 in 2024, demonstrating growth from the Sharphill developments. It is anticipated that there will be an additional 1,012 new residents in Sharphill over the next 3–5 years. In addition, new developments in West Bridgford will bring a potential 800 new residents. These will add to existing pressures on central West Bridgford practices and with a new extension, Gamston Surgery will be able to provide essential capacity to assist with managing this growth. For example, St Georges Medical Practice has experienced 26% list size growth since 2019 and has no space for physical expansion. Similarly, there is no space for expansion at West Bridgford Medical Centre, who have experienced a 14% list size growth since 2019. Gamston is the only primary care facility on the southern/eastern side of West Bridgford that offers any scope at all for expansion.</p> <p>It is anticipated that work on the significant developments at Bassingfield/Tollerton will begin in 2026/27. This is planned to include up to 4000 new homes, with approx. 9200 residents. Whilst a reserved site for a medical facility has been requested on the development, it is anticipated that a proportion of those residents who may find the location convenient may register at an expanded Gamston Surgery.</p> <p>It is intended that the building design and improved facilities will enable patients to receive care closer to home, increased service provision enabling significant list size growth (anticipated due to new housing under construction) and supporting an increase in GP training capacity.</p> <p>The development will also provide much needed space for ARRS staff employed by the PCN to work and meet, helping them to deliver more effective work and potentially freeing up administrative space currently in use at other practices (Cotgrave Surgery, Embankment Primary Care Centre, Keyworth) for use by practices or other services.</p> <p>The facility would also support further joint working and the move of clinical work out of secondary care into a Primary Care setting by providing additional clinical space to host services which Gamston is currently unable to host.</p> <p>Extension and Capacity details: Exemption: Section 43 – Commercial Interests</p>
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<p>12. CONSISTENCY WITH SUSTAINABILITY AND TRANSFORMATION PLANS (STP), COMMISSIONING AND ESTATES PLANS</p>	<p>The scheme is aligned with the NHSE Five Year Forward view and relevant local commissioning strategies. It is in line with the Rushcliffe PCN Estates strategy.</p> <p>No formal public consultation is required.</p>
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<ul style="list-style-type: none"> • Confirm alignment with the NHS England Five Year Forward View and related implementation plans. • Confirm that the proposed scheme is consistent with the relevant ICS, commissioning, clinical and (where appropriate) estates and or technology strategies. • Confirm whether formal public consultation is required. • Confirm whether any planning permission (including change of use) is required and its current status. • Confirm that any proposed property development brief to designers will require and ensure compliance with appropriate and relevant NHS guidance, such as BREEAM, Health Building Notes, Modern Methods of Construction, Sustainability, common minimum standards for the procurement of built environments in the public sector, etc. 	<p>Planning permission will be required though this is not envisaged to be problematic as the site is not in a residential area and is well served by transport links. Planning permission has not yet been applied for.</p> <p>All NHS, BREEAM and HBN minimum standards will be adhered to as far as is practical. The intention is to use a team of architects & designers who are very familiar with these requirements.</p>
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13. ESTIMATED PROJECT DEVELOPMENT COSTS		
Cost per Stage of Development	Funded by Project Sponsor £	Total incl. VAT £
Incurred Pre PID	Exemption: Exemption Section 43 – Commercial Interests	
PID to Option Appraisal		
Option Appraisal to OBC		
OBC to FBC		
Total		

<p>14. CAPITAL COST ESTIMATES (Inc. VAT)</p> <p>This section is anticipated to be very high level (but based on evidence), prior to any formal options appraisal. Benchmarked construction costs can be accessed through the NHS England PAU team.</p> <p>Please use table 2 (and, if and where available, append any more detailed ready prepared tables that are considered appropriate), to detail the capital requirements to deliver this scheme in years 1, 2 and year 3 where applicable.</p>	<p>Capital Total Financial tables must clearly show the total NHS England commitment <u>only</u>. <u>Please ensure this reconciles to the values in section 4.</u></p> <p>Table 2. Total Capital requirement inc. VAT for current and future years</p> <table border="1"> <thead> <tr> <th>Description</th> <th>£ Current year (year 1) 2022/23</th> <th>£ Current year (year 2) 2022/23</th> <th>£ PID total Years 1+2</th> <th>£ Third year only 20[../..]</th> <th>£ Total across three years</th> </tr> </thead> <tbody> <tr> <td>Land (generally only apply to year 1)</td> <td colspan="5" rowspan="6" style="text-align: center;">Exemption: Exemption Section 43 – Commercial Interests</td> </tr> <tr> <td>Development costs from Table 1 above. (generally only apply to year 1)</td> </tr> <tr> <td>Project Management fees</td> </tr> <tr> <td>Enabling works, where applicable</td> </tr> <tr> <td>Construction</td> </tr> <tr> <td>Fixed equipment</td> </tr> </tbody> </table>	Description	£ Current year (year 1) 2022/23	£ Current year (year 2) 2022/23	£ PID total Years 1+2	£ Third year only 20[../..]	£ Total across three years	Land (generally only apply to year 1)	Exemption: Exemption Section 43 – Commercial Interests					Development costs from Table 1 above. (generally only apply to year 1)	Project Management fees	Enabling works, where applicable	Construction	Fixed equipment
Description	£ Current year (year 1) 2022/23	£ Current year (year 2) 2022/23	£ PID total Years 1+2	£ Third year only 20[../..]	£ Total across three years													
Land (generally only apply to year 1)	Exemption: Exemption Section 43 – Commercial Interests																	
Development costs from Table 1 above. (generally only apply to year 1)																		
Project Management fees																		
Enabling works, where applicable																		
Construction																		
Fixed equipment																		

Please use Table 4 to confirm capital funding sources that should sum to the total in Table 2.

Two-site scheme

Two-site schemes may potentially occur where, say, there is a move from one site to another and to achieve this there may be some level of expenditure on two sites. The total scheme costs for both related sites are to be provided in the tables. This does not mean that 2 unrelated sites or schemes can be approved under a single PID.

Please ensure that all proposed costs set out in these tables are for capitalisable expenditure.

Please insert the relevant dates in the [square brackets]

Totals	
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Two-site schemes - see notes on left).

*If this is part of a 2-site scheme, please provide details by year, by site in the following tables to show the **total** estimated value of the overall project, and these should collectively sum to the total capital requirement in Table 2, above.*

Explanation and description of any two-site scheme covered by this PID

N/A

CAPITAL FUNDING SOURCES

The table below will therefore show the **full** capital cost of the scheme
Please ensure this reconciles to the sum of the values in section 4 and 5.

Table 3. Total Capital requirement inc. VAT for current and future years					
Capital funding source	£ Current year (year 1) 2022/23	£ Current year (year 2) 2023/24	£ Scheme total Years 1+2	£ Third year. only 20[../..]	£ Total across three years
NHSE Contribution					
GP Contribution					
Totals					

15. REVENUE AFFORDABILITY / IMPACT

- Net Recurrent Revenue Impact: £'x'k over the following years.
- Outline any additional revenue costs of capital investment beyond current costs, and other additional costs if applicable e.g. additional rates, energy, FM costs and any planned offsetting savings
- Specify funding source for any adverse net revenue impact
- £'x'k Estimated lifecycle costs:
- £'x'k Gross Recurrent Revenue Impact

As there are no capital costs to NHSE there is no impact on reimbursable rent due to 100% abatement.

Exemption: Exemption Section 43 – Commercial Interests

16. PROPOSED PROCUREMENT STRATEGY

Please describe the procurement strategy, who will be leading, and when it is anticipated to complete, and capital spend will be incurred. For new build solutions, please confirm if the proposal is likely to be within a LIFT geographical area.

Exemption: Exemption Section 43 – Commercial Interests

<p>Where available attach a key milestones plan. As a minimum, this should include, as appropriate:</p> <ul style="list-style-type: none"> • Option Appraisal • Procurement Route Confirmed • OBC/New Project Proposal • OBC Approval/Stage 1 Approval • FBC/Final Project Proposal • FBC Approval/Stage 2 Approval • Date of procurement • Planned start of works • Estimated completion date 	
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<p>17. CONSIDERATION OF OTHER OPTIONS</p> <p>Describe other options under consideration, including the 'Do Nothing' Option.</p> <p>Briefly consider the advantages and disadvantages of each option under consideration and identify the one used for benchmarking to indicate the scheme value in this PID</p>	<p>Do nothing: the population of West Bridgford is growing and there is limited capacity within the existing primary care estate to provide the necessary expansion to cater for this. Doing nothing would increase pressures on primary care across West Bridgford. There would also be a potential loss of significant S106 monies as options for alternative use are extremely limited.</p> <p>New development: replacing the existing building at Gamston would achieve the maximum potential from the site. However it would be very challenging to deliver whilst maintaining existing services and would be a far more expensive option. There are currently no identified alternative sites for a new build in a different location.</p>
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<p>18. SITE PLAN</p> <p>Where available and for larger schemes (>£1m), please provide a simple site plan to demonstrate the proposal.</p>	<p>Plans and elevations are attached.</p>
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<p>19. OTHER ISSUES</p> <p>Confirm and provide brief explanation about:</p>		
<p>a) Is the output from One Public Estate planning known for the relevant locality?</p>	a	N/A
<p>b) Have NHS PS / CHP / or other named party provided input into the PID?</p>	b	N/A
<p>c) Is there spare service (or accommodation) capacity in neighbouring, cross boundary areas?</p>	c	No
<p>d) Are any service or accommodation closures anticipated as a result of these proposals?</p>	d	No
<p>e) Will any land be released?</p>	e	No
<p>f) Is the proposal dependent on reinvestment from disposals?</p>	f	No
<p>g) Where applicable, is the land clearly identifiable and available.</p>	g	The required land is already owned by the practice.
<p>h) Is the land in the ownership of the NHS?</p>	h	The required land is already owned by the practice.
<p>i) Are there any known constraints that could influence the outcome of this</p>		

<p>scheme in construction or use? E.g. in a flood zone, listed building, etc.?</p> <p>j) Where GP or other organisations will share the facility, are there plans to integrate the common areas, or are the organisations intent on remaining fully separate entities in practical terms? The latter <i>may</i> not be acceptable for this PID to be approved</p> <p>k) Has any IT infrastructure been factored into the costs for this scheme in the tables 2, 3, 4 and 5? If yes, please quantify.</p> <p>l) If not, please confirm source and certainty of funding for this item.</p> <p>m) In schemes involving GP's, what is the anticipated value of the GPIT requirement?</p> <p>n) please confirm source and certainty of funding for GPIT.</p>	i	No
	j	N/A
	k	All relevant IT cabling and infrastructure requirements have been included.
	l	N/A
	m	Exemption: Exemption Section 43 – Commercial Interests
	n	NHIS. Awaiting quote. NHIS are aware of the proposed development via <i>Name</i> . Exemption Section 40 – Personal Information Exemption

20. KEY RISKS	Risk	Mitigation
<p>Please provide adequate information to enable reviewers to understand the level and likelihood of risk and how it is to be mitigated.</p> <p>Please list any risks to delivery, for example if the spend is dependent on a practice merger other estates investment, involvement of a 3rd party, etc.</p>	Contractor goes into liquidation	Use well established contractors known to the design team
	Increase in construction costs during build	Obtain fixed price via tender process if possible. If not, careful management of the build required.

21. PRACTICE ENDORSEMENT AND SIGNATURE	
Practice Name	Partners Health
Lead Partner Name	Exemption Section 40 – Personal Information Exemption
Signature	
Date	21/11/24

22. SCHEME OR PROJECT ENDORSED BY:		
ICB CHIEF FINANCIAL OFFICER	Statement	I hereby confirm that I am satisfied the payment of clinical premises capital set out in this PID is necessary expenditure and offers value for money. I also confirm that any commitments made in this PIS to the coverage of revenue and depreciation costs will be honoured by the organisation and/ or is relevant stakeholders. I am satisfied that the capital funding

		requirement set out in this PIS is not replicated in any other NHS capital funding request, e.g. under other parallel capital investment initiatives.
	Organisation	
	Name	
	Signature	
	Date	
NHS ENGLAND REGIONAL DIRECTOR OF FINANCE	Statement	I hereby confirm that I am satisfied the payment of clinical premises capital as set out in this PID is necessary expenditure and offers value for money. I confirm that year 1 of this capital expenditure is funded within the regional capital budget as outlined in this PID. I am assured that there is a credible plan in place to order, receive and account for the capital assets in the appropriate financial year in accordance with NHS England Standard Accounting Practice.
	Organisation	
	Name	
	Signature	
	Date	

