

## Improving access to out of hospital care

### Update on proposed health facilities in Coulsdon and New Addington

**Date of issue: 18 November 2022**

#### Summary

The current financial climate, including rising inflation rates in the UK, has caused building developers working with Croydon's NHS to pause upcoming projects. This has the potential to impact the proposed development of new health facilities in Coulsdon and New Addington to improve ease of access to care and diagnostic tests for local residents. The following paper gives an update on the current position and plans to mitigate the challenges.

#### Current position

Croydon's NHS remains fully committed to developing new health facilities in Coulsdon and New Addington so that local residents can get the care and diagnostic services they need, close to where they live.

The borough was successful in being awarded £9.7million by NHS England 2018 to support the development with a planned completion date by March 2024.

The investment has the potential to provide much-improved care environments for both patients and healthcare staff, and ease of access to local NHS care and diagnostic services.

In early October 2022, the developer engaged with the project confirmed that they were pausing all upcoming current projects to review the impact of rising interest rates, market rents and other external factors including the costs of building supplies affecting their financial viability and those of their investors.

Croydon's NHS remains in detailed discussion with the developer to resolve the issues and will continue this as a priority.

Discussions are also ongoing with NHSE to agree the possibility of an extension for when each project needs to be completed to allow us to continue with this work as such awards are time limited.

#### Background

As part of the out of hospital transformation programme, the NHS in Croydon has been awarded wave 3 capital funding in March 2020 to address current challenges associated with population growth, health needs and widening inequalities. The proposed benefits of the new community health centres are explained below

- **Coulsdon**

To improve healthcare provision in the south of the borough, and informed by residents, Coulsdon was identified as a top priority area for investment. The proposed centre would include GP practices and out of

hospital clinics to benefit residents who often have to travel to Croydon University Hospital, whilst freeing-up the acute site for help reduce waits for more complex care,

The original plan was to develop the former CALAT site on Malcolm Road in partnership with the council (Brick by Brick) but this became unviable due to financial constraints in the borough in 2020/21. To avoid delays, the NHS appointed a new developer with a number of similar schemes across London and nationally. The NHS has worked with local Primary Care Networks (PCNs) and GP practices to develop a proposal for them to deliver primary care services from the new health centre. These practices comprise: Woodcote medical Practice, Old Coulsdon medical practices, Selsdon and Mitcheley Avenue Medical Practice (from SPC PCN) and the Bourne Partnership (from KMP PCN).

- **New Addington**

In South East Croydon, there is also a need for improved and expanded primary and community health facilities, both to accommodate the new integrated locality model of care, but also to address an under-provision of services in the local area. This would make it easier to access a GP and improve the provision of some healthcare estate, including the Parkway Health Centre, which is the current hub for health and wellbeing services in the area, which has limited scope for redevelopment.

In addition, the New Addington area in particular exhibits high levels of deprivation and health inequalities in the borough, particularly among children and young people. The proposed solution is therefore a new Health & Wellbeing Centre (HWC), offering improved primary and community facilities.

Through continued engagement with local communities, stakeholders and residents of New Addington, proposals have been considered over many years, including for a new-build as part of a Council-led (Brick by Brick) redevelopment of New Addington town centre. This would have been adjacent to a hub for Council-provided services such as housing, education and social care.

In New Addington we propose that the practices delivering from Parkway (New Addington Group Practice and Addington Medical Centre) to move to a newly developed building in New Addington Town Centre. This development will include investment in community diagnostic services, bringing screening and diagnostics closer to home.

### **Next steps**

Whilst both projects are currently paused, the local NHS remains in discussion with NHS England and the South West London Integrated Care Board to secure the extension required, which is vital to the future of the development.

Discussions are also continuing with the developer in anticipation that a resolution can be found. An updated response from the developer is expected before the end of the year.

ENDS