

**6 MARCH 2018****REPORT NO. LEG1803****KEY DECISION? NO****VOYAGER HOUSE, SOUTHWOOD BUSINESS PARK****SUMMARY**

This report is to draw Cabinets attention to a progressively worsening position in relation to the provision of primary and community health care within the West Farnborough locality as advised by the North East Hampshire and Farnham Clinical Commissioning Group.

**Recommendation**

That Cabinet note the increasing need for the earliest practicable acquisition of Voyager House to provide improved service access and an Integrated Care Centre for the populations of Farnborough.

**1. INTRODUCTION**

- 1.1 On the 14<sup>th</sup> November 2017 Cabinet, as the Acquiring Authority resolved to make a Compulsory Purchase Order pursuant to powers under section 226(1)(a) of the Town and Country Planning Act to provide an integrated health care facility, being satisfied that such facility would contribute to the promotion or improvement of the health and social well-being of the Farnborough area. A draft statement of reasons was approved for making the Order at the time of the decision

**2. PROGRESS UPDATE**

- 2.1 Planning permission 17/00787/COUPP for the change of use of Voyager House to a community healthcare resources hub was granted on the 9<sup>th</sup> November.
- 2.2 On the 8<sup>th</sup> November the Governing Body of the North East Hampshire and Farnham Clinical Commissioning Group approved an investment case and gave an in principle commitment to enter into commercial arrangements in the form of an agreement to lease.
- 2.3 Subsequently preliminary heads of terms for the lease have been agreed between the Council and the CCG.
- 2.4 Both the Council and Pure Offices (the current premises owners) have appointed professional advisors to advise and undertake the negotiations to attempt to acquire the building by agreement.

- 2.5 Following the cabinet decision Pure Offices continued with their plans to undertake refurbishment work to create serviced offices in Voyager House. On the 12<sup>th</sup> December, the Council and the CCG undertook an inspection of the building to see the extent of the works undertaken and to assess the affect that the conversion works would have upon the proposed fit out costs of the building as an integrated health care facility. A revised cost plan and layout plans are being prepared which will inform the level of offer to be made to Pure Offices to acquire the freehold of the building.
- 2.6 The CCG have instructed commercial agents to undertake a site search for suitable alternative premises and to provide periodic reports to the CCG. The agents have confirmed that there are currently no premises on the market, which meet the CCG's requirements in terms of availability, accessibility, suitability, sufficiency, and affordability but this will be kept under review. Should other suitable premises become available that can be adapted within a time frame to meet the CCG's needs, such that the CCG no longer wish to acquire Voyager House, then the CCG have confirmed that they will meet the surveyors and counsels costs incurred by the Council. This however seems highly unlikely given the extensive range of options and alternatives previously considered by the CCG.

### **Compelling Business Need**

- 2.7 The CCG is continuing to work with the Council in terms of updating the business case for the Integrated Care Facility, which will also support the co-location of Primary Care practices enabling them to operate at a greater level of capacity, efficiency and resilience than currently possible. This work is feeding into a revised Statement of Reasons, which will be the subject of further report in April, when Cabinet approval will be sought for the form of the Order, and the revised Statement of Reasons.
- 2.8 The CCG have confirmed that most of the GP practices within the Farnborough locality habitually experience capacity problems – both in terms of suitable and sufficient premises and care resources. These problems are exacerbated, as Farnborough is the largest locality by population within the CCG's area, and the only locality without a centre for health or community care facility. The problem is particularly acute in West Farnborough and for the Southwood Surgery and is set to progressively worsen due to planned population growth attributable to nearby housing schemes. Applications by practices within the Locality to the CCG to consider closing their lists, are evidence of some of the stresses in the system. There is a compelling need for an integrated health facility, which will enable a more effective and efficient model of care to be provided locally, both relieving the pressures upon the GP practices and reducing the use of A&E and outpatient services at Frimley Park Hospital. The need for this service increases day by day and the CCG is not able to successfully alleviate the system pressures without this new model of care or facility
- 2.9 Due to this the CCG have lodged objections to planning applications for more residential development within the Farnborough locality in an attempt to secure development contributions, through Planning Obligations, toward additional healthcare infrastructure. For example, in respect of application 16/00837/FULPP for 159 residential units at the Crescent, Southwood

Business Park, granted planning permission on the 31<sup>st</sup> January 2018, the CCG objected in the following terms:

*“Local primary care services providers are already under pressure and are finding it difficult to keep pace with rising demand and, in some cases, are already working within buildings that are not meeting the preferred standards of suitability and sufficiency. We seek to avoid the position becoming exacerbated.”*

- 2.10 On the 7<sup>th</sup> June 2017 the CCG also lodged an objection to the proposed residential development of Hartlands Park (17/00471/OUT/hybrid) within the administrative area of Hart District Council:-

*“Our principal concerns and objections are with regard to the pressures the additional resident populations generated by this sizeable scheme will inevitably bring and have, on local care services and care facilities in west Farnborough and Fleet.”*

As a consequence of this objection the developer, St Edward Homes, have agreed to make a financial contribution as a planning obligation to ensure that adequate provision can be made for healthcare impacts arising from this development.

### **3. IMPLICATIONS**

#### **Risks**

- 3.1 There is a risk that the CPO, if made, may not be confirmed. This is being mitigated by putting together the appropriate professional team and obtaining appropriate advice and opinion. It is also possible that Pure Offices will argue that the Council does not need to acquire the freehold as they may consider granting the CCG a lease of the premises. Work is being undertaken on the commercial terms that the CCG would require were this to be pursued.

#### **Legal Implications**

- 3.2 These remain as stated in the previous cabinet report

#### **Financial and Resource Implications**

- 3.3 There are no financial implications arising from this particular report

#### **Equalities Impact Implications**

- 3.4 These remain as stated in the previous cabinet report

#### **Other**

- 3.5 The property implications have been set out above

#### **4. CONCLUSIONS**

- 4.1 The need for the facility remains compelling and is growing.
- 4.2 A further report will be brought to cabinet in April with the updated Statement of Reasons and Order for approval. A formal offer to acquire is likely to be made around the same time.

#### **BACKGROUND DOCUMENTS:**

Cabinet report of the 14<sup>th</sup> November 2017

#### **CONTACT DETAILS:**

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