

## NHS Lincolnshire CCG update (23/09) – Lakeside Stamford Premises

1. The purpose of this note is to provide an update to the Lakeside Stamford Patient Participation Group, and other members of the public in Stamford and their representatives, in relation to the CCG's current position and responsibilities regarding GP premises in Stamford.
2. Lakeside Stamford has recently indicated to their patients their intention to move out of the St Mary's site and to consolidate their services at The Sheepmarket site in Stamford on 1<sup>st</sup> December 2020.
3. By way of background, the CCG was informed in December 2018 by Lakeside Stamford that they were minded to exercise a break clause in their lease with the freehold owners of the St Mary's site. At that time Lakeside Stamford were in discussions with various landowners regarding an alternative site in the town.
4. The CCG, with input from NHS England regional specialist advisors, advised Lakeside at the time about the requirements that they would need to meet before the CCG could approve the funding for such a development. Contacts were made with third parties who could help and support the development.
5. North West Anglia Foundation Trust (NWAFT) owns the majority of the Stamford Hospital site and offered for sale a number of parcels of land in 2019. Lakeside Stamford reviewed all of the plots offered for sale but did not bid for them due to financial, planning, or archaeological constraints. They then approached the CCG in the summer of 2019 looking for support for a longer term solution, either on the hospital site or elsewhere in Stamford.
6. The CCG has worked with both South Kesteven District Council (SKDC) and NWAFT to find a longer term solution to the St Mary's relocation and the growth in patient numbers that will be seen in the coming years. These early outline proposals were shared with Lakeside Stamford who agreed to work with all parties on this longer term solution. As any such solution would not be in place before the end of December 2020, the CCG and SKDC have worked together to support Lakeside Stamford to negotiate a new St Mary's lease for at least the next three years to provide an opportunity for a new development to be progressed, with appropriate public and stakeholder consultation
7. In late July, Lakeside informed the CCG that negotiations with lawyers representing the St Mary's freeholders had stalled and, as a consequence, that they were going to present a number of options to their Partnership for final consideration, which they did. A number of very challenging financial and lease liability difficulties had been identified as part of the negotiations, which were not overcome. Due to these significant difficulties, Lakeside Stamford subsequently wrote to the landlords of the St Mary's site stating that they were withdrawing from these lease negotiations and would be vacating in December 2020.

8. The proposal to consolidate services in Stamford on the Sheepmarket site and the closure of the St Mary's site requires the approval of the CCG and this would be exercised through the CCG's Primary Care Commissioning Committee, which at the time of writing has not been given. Since July, the CCG and our NHS England advisors have been working alongside Lakeside Stamford to ensure that they follow a number of processes which need to be completed prior to the CCG's Primary Care Commissioning Committee's formal consideration of this matter. A key activity is that Lakeside must undertake a robust engagement exercise with patients and local residents. The CCG has provided input to Lakeside's planned approach to the patient and public engagement exercise, in order to meet the relevant national guidance.

9. There is a process that needs to be followed and we would expect that as part of the application that Lakeside Stamford makes to the CCG Committee, that they set out how they are going to manage the needs of patients, including from both digital and face to face perspectives.

10. The CCG's Primary Care Committee, which is chaired by a CCG Non-Executive Director, along with other Non-Executives as Committee members, has also stated that it requires an Equality and Quality Impact Assessment to be undertaken as part of the formal proposal from Lakeside Stamford. It also will require details of the engagement with patients that has taken place, the concerns and issues that have been expressed and the mitigations and response to these concerns.

11. It will be for the Committee to review the application and evidence presented before it can determine its position in relation to the proposal from Lakeside Stamford.

12. Lakeside Stamford commenced the engagement process week commencing 14<sup>th</sup> September and have a range of engagement events planned and also have an online survey running. The engagement period ends on 25<sup>th</sup> October 2020. The CCG encourages Stamford patients to express their views through the Lakeside Stamford engagement exercise.

13. The NHS Lincolnshire CCG hopes that this note clarifies the current position, respective responsibilities and timescales involved. Any further information is available from Jacqui Bunce ([jacqui.bunce@nhs.net](mailto:jacqui.bunce@nhs.net)) and Andy Rix ([andy.rix@nhs.net](mailto:andy.rix@nhs.net)).

23<sup>rd</sup> September 2020