

# Engagement for the Development of Warrington's primary care resource centre

November 2023



## About this document

This document explains how the local NHS services intends to refurbish and repurpose an existing building, to provide primary care and community care services with additional estates capacity to serve the population of Warrington.

If you would like any further information, the contact details for this consultation are below:

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## Introduction

The development of the Primary Care Resource Centre (PCRC) to serve the population of Warrington, enabling primary care and community services to add urgently-required capacity and help transform Primary Care and Community services for the locality in an efficient and cost-effective way.

The scheme will involve 1,050m<sup>2</sup> of refurbished and repurposed accommodation providing a hub for the provision of enhanced Primary Care and Community services at scale, with a focus on Additional Roles Reimbursement Scheme (ARRS) and Specialist GP services. Approximately 50% of ARRS services for Warrington will be provided from this location. It will also free up space in the 26 Warrington Practices which will make use of the centre and provide expansion for known growth in patient list sizes. The environment will also support clinical education and training and promote the promulgation of best clinical practice and prescribing excellence across Warrington and beyond.

The new PCRC will be a beacon site for Primary Care and Community services working at scale across “Place” to serve the local health economy and is in line both the Bridgewater Community Healthcare, Place and Local Authority aspirations for the Warrington population. The proposed scheme will be a Third Party Development (3PD) with construction costs met by a developer. It is therefore likely to require only minimal capital investment from the NHS, relating to digital technology. The lease will be held by a GP Practice with the building operated by Quay Healthcare. The refurbishment programme would commence construction in Winter 2024 with building opening for business in Autumn 2024 providing a timely solution to the planned expansion in the ARRS activity.

These proposals are in accordance with the strategic requirements of the Department of Health and Social Care (DHSC) as set out in the NHS Long-Term

Plan and the Fuller Stocktake, as well as local ICB and Place plans. The scheme offers excellent value for money and has the full support from key stakeholders, together with the wider community and Local Authority.

The proposal has the unqualified support of the Quay Health shareholders and four out of five of the Warrington PCNs. Central and West Warrington PCN are developing their own estates plan, but an invitation to utilise the clinical space will be extended to them on completion of the facility.

## **Purpose of this engagement**

This new service aims to improve patient access to primary care. Quay Healthcare CIC is engaging with Warrington patient population to ensure the new facility is fit for purpose and meets the needs of Warrington patients.

## **Background**

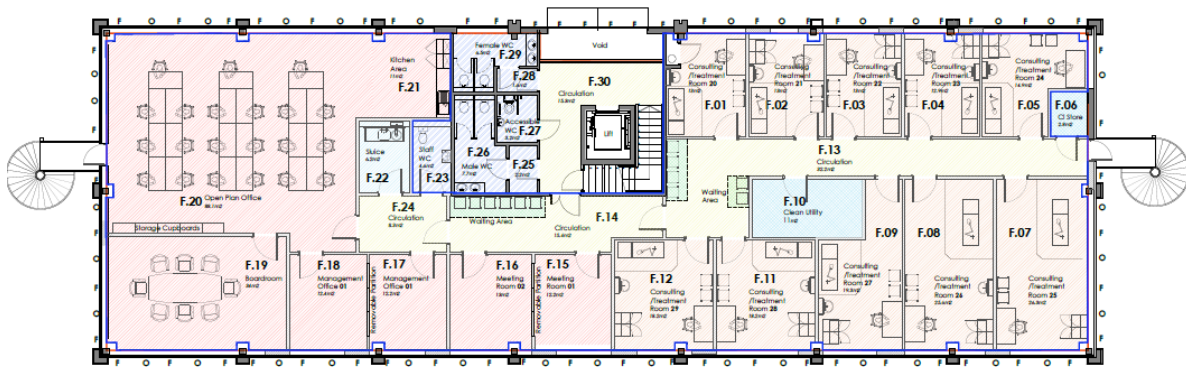
The advent of Primary Care Networks (PCNs) in Warrington has seen a rapid growth and expansion of the workforce, with over 100 additional clinicians by 2024. In addition, extended access has been required for the COVID-19 vaccination programme, Winter Access Fund and hot COVID assessment, which has been limited by the lack of suitable clinical space.

A site has been identified in the centre of Warrington, a 1,050m<sup>2</sup> unit at Firecrest Court, which could accommodate the half of the additional clinical workforce together with Specialist GP services and other pan-Warrington services.

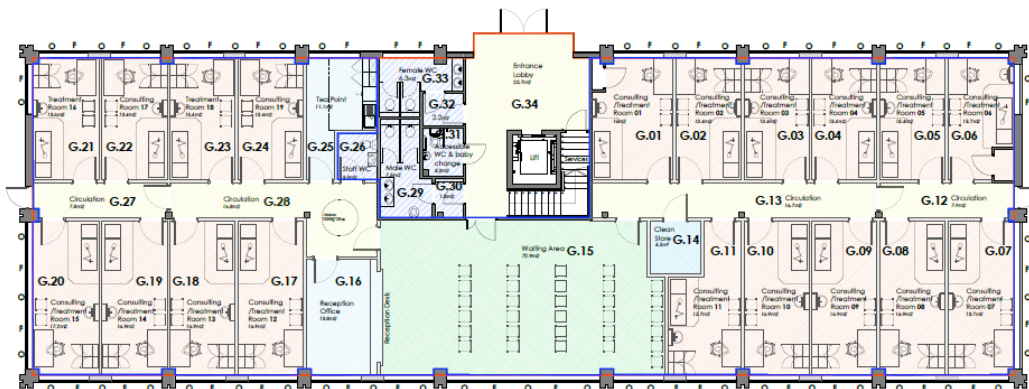
## **What will the proposed changes mean to me?**

The proposed estate will provide a modern, accessible location for patients to receive the best possible experience when utilising health services, and support the requirements of national and local strategies to move more activity out of the hospital environment and enhance services in line with the primary care vision. In addition, the estates will offer a flexible space to support collaboration between services, promote opportunities for education and sharing of best practice amongst healthcare providers.

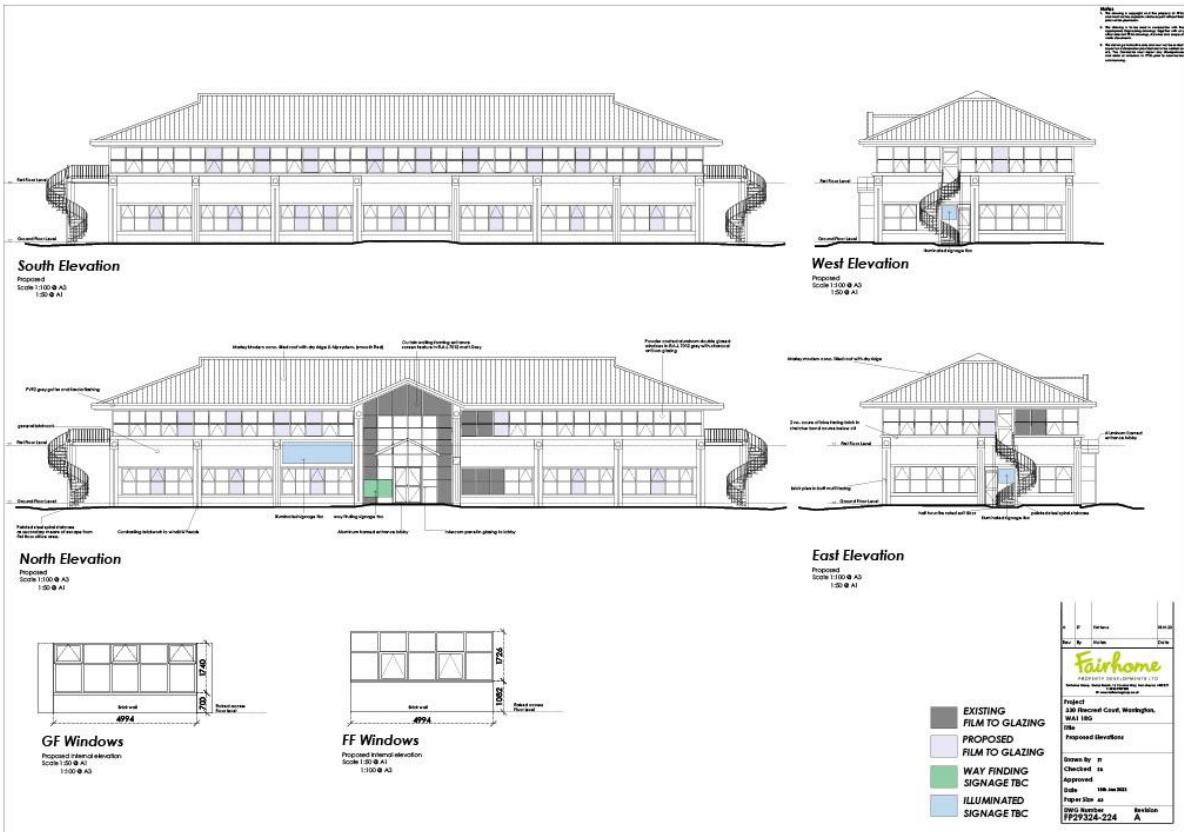
## About the building



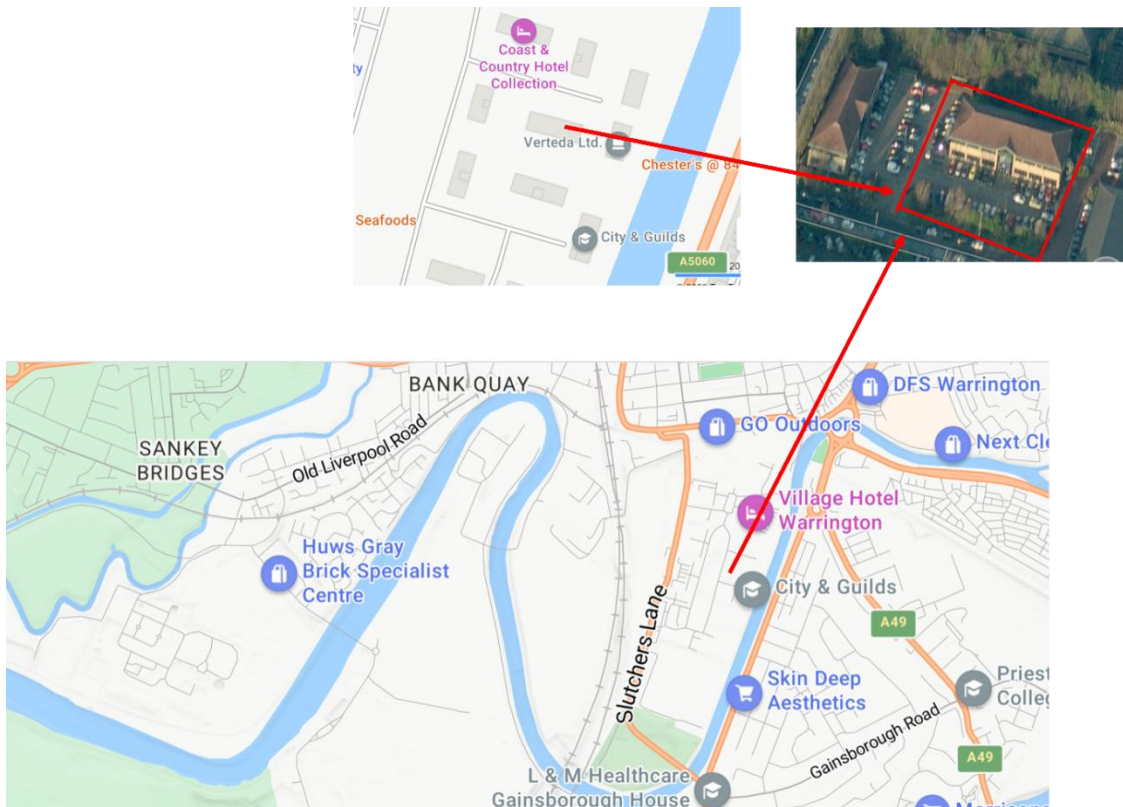
**First Floor Plan**  
Proposed- 1:100 @A1



**Ground Floor Plan**  
Proposed- 1:100 @A1



## Location





## Potential benefits

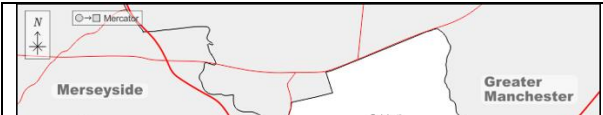
Some of the main benefits are:

- To provide additional capacity to meet current and future demand and service change in primary care and community services in Warrington via a new service model
- To support the requirements of national and local strategies to move more activity out of the hospital environment and enhance services in line with the primary care vision
- To offer flexible space to support collaboration between services, promote opportunities for education and the sharing of best practice and ensure the efficient use of assets
- To provide modern, accessible services within an environment which will provide the best possible patient experience together with supporting Digital Health solutions.
- To procure a cost-effective and timely building solution which makes optimal use of NHS and Primary Care Estate
- Provide a safe, healthy and sustainable environment that will help deliver NHS and public expectations of net zero carbon targets

## Transport Report

### Baseline Conditions and Travel Distances

The image & table below gives a range of distances and travel times by Motor vehicle to the Primary Care Resource Centre, demonstrating the distance between the furthest points in Warrington to the centre.

	Area in Warrington	Distance to PCRC	Travel Time
	Lymm	5.6 Miles	15 Mins
	Culcheth	7.8 miles	20 mins

	Stretton	3.5 Miles	10 mins
	Winwick	4.0 miles	13 Mins
	Burtonwood	4.8 miles	14 mins
	Birchwood	5.4 miles	16 mins
	Penketh	3.7 miles	13 mins
	Woolston	3.1 miles	11 mins
	Padgate	3.0 miles	10 mins
	Grappenhall	3.0 miles	10 mins
	AVERAGE	4.39 miles	13.2 mins

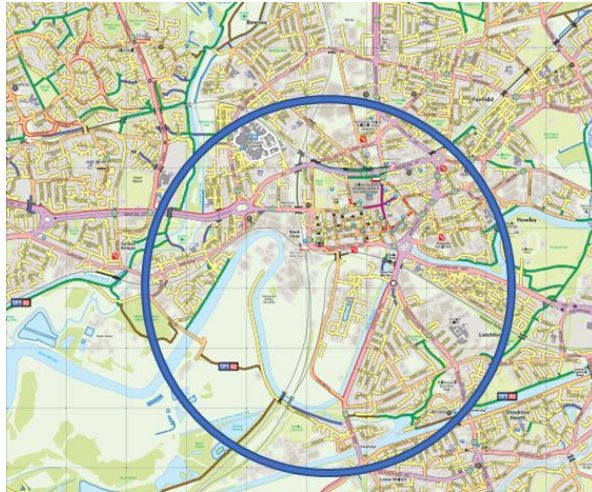
## Review of the accessibility of the site by motor vehicles.

**By Motor Vehicle** – The site is located off the A49 (Widerspool Causeway)/ A5060 (Chester Road) roundabout, accessed over the blue road bridge, onto the Lakeside Office site. The entrance to the Primary Care Resource Centre is 200m from the turning for the Village Hotel, which was utilised as a mass vaccination site during the Covid pandemic. There are 44 spaces, including disabled, on the Primary Resource Centre Site and Electric Vehicle charging will be available, ensuring sustainable travel. Parking on the site is free of charge for patients and staff.

## Review of the accessibility of the site by sustainable modes of transport.

**By Bicycle** – Cycling is becoming an increasingly popular mode of transport and is an effective mode for short trips. The Department for Transport's (DfT) Local Transport Note 2/08 Cycle Infrastructure Design (2008) states that, 'many utility cycle journeys are under 3 miles (5 km) although for commuters a trip distance of over 5 miles (8 km) is not uncommon'. With this in mind, the site's 5-kilometre cycle catchment, equating to a journey of around 25 minutes using a leisurely cycle speed of 12 kilometres per hour. Based upon the above guidance this catchment represents the lower threshold of the potential cycle catchment of the site. The image below utilises the Warrington cycle network map and it shows numerous cycleways surrounding the site.





**By Train –** Warrington is served by 2 Main Stations :

- Warrington Bank Quay. This is on the west coast mainline with services from Edinburgh to London Euston and local services to Chester and Llandudno, in North Wales. The station is located approximately 1km from the proposed location of the Primary Care Resource Centre.
- Warrington Central Station. This station focuses on localised regional services, with rail services to Liverpool Lime Street, Manchester Oxford Road, Cleethorpes and the furthest destination Norwich. The Station is approximately 2km from the proposed location of the Primary Care Resource Centre.

**By Bus**

- The bus diversion through the square at Lakeside stopped at the end of March 2020, this was due to the impact of Covid on the staffing levels on the office park. The Management Company for the site provides a contribution to public transport and are seeking reinstatement of the bus service. There is a bus service imminently planned for Slutchers Lane, to the East of the site and

the housing developer on Slutchers Lane has provided a subsidy via a development Section 106 agreement, as a pre-condition of the development's planning consents.

- The bus stops have now been placed on the road and the management company have written to Warrington Borough Council to confirm the commencement date of the service. The bus stop nearest the Primary Care Resource centre is 300m from the site. Alternatively, the nearest bus stops are at Brian Bevan Island c 680m from the Primary Care Resource Centre. The No 11 and 12 run every hour, along Chester Road and the nearest stop is at the junction of the Brian Bevan Island. Further afield there are a number of services that stop at Bank Quay which is slightly less than a 1km from from the Primary Care Resource Centre. There are also a number of other solutions being considered:-
- Diversion of the hospital shuttle bus service onto the site. This travels between Warrington Hospital and Urgent Treatment Centres.
- The provision of an accessible bus by the developer, to be operated by Quay Primary Healthcare CIC, running from the Central Bus Station to the Primary Care Resource Centre.

Bus Routes – Shows the two nearest stops in Blue



**By Walking** - The Institution of Highways and Transportation (IHT) document 'Guidelines for Providing for Journeys on Foot' (2000) contains suggested acceptable walking distances for pedestrians without mobility impairment for some common facilities. The guidelines suggest that an acceptable walking distance for commuting/ school purposes is 1 kilometre, with a preferred maximum distance of 2 kilometres. Walking can also be promoted as part of a multi-modal journey, particularly with public transport. The more recent CIHT document 'Planning for Walking' (2015) affirms this by stating that 80% of journeys shorter than a mile (approximately 1.6 kilometres) are made wholly on foot. Pedestrian movements in the vicinity of the proposed site are well catered for, with street lit footways provided on both sides of all roads, including dropped kerbs and tactile paving at key junctions. The site is therefore well located to encourage employment, visitor, and customer trips to be undertaken on foot, and as such it is concluded to be accessible for pedestrians.

## Development proposals, including the impact on traffic generation and car parking demand.

- The impact on traffic generation to the site, through the application of the proposal, will be minimal and the massing will not significantly vary from the site's current usage, in terms of overall volume and parking. However, there is an estimated 160% increase in entry and egress to the site, with patient movements, however, the overall road loading volume will not have any significant impact.
- The estate, in which the proposed development sits, is subject to a 20mph speed restriction on entry to the site. The roadways are well marked and well maintained with good visibility.
- A review of accident records for the local highway network has been undertaken using data available on the Crashmap website. Crashmap uses data collected by the police about road traffic crashes occurring on British

roads where someone is injured. This data is approved by the National Statistics Authority and reported on by the Department for Transport each year. The Crashmap analysis has been undertaken for the most recent five-year period, between 2017 and 2021 and it references only 2 “slight” vehicle incidents, one on the Lakeside site and one to the top of Slutchers Lane.

## Reports summary and conclusions.

The transport options and infrastructure, central location and accessibility to the site, including the provision of parking, lend itself to being an ideal location to locate a Primary Care Clinical Resource Centre. The array of sustainable options considered will actively support sustainable travel in accordance with guidance and will thoroughly support patients in accessing the site. The developers have also considered additional bus alternatives to and from the site, if these are raised in any subsequent consultation.

## FAQs

### **What does the proposed building provide?**

It provides a 29 rooms multi-purpose rooms, which can be used as either consulting or treatment room. It has large meeting room, a hot desk hub, management offices for PCN Management. The outside provides 44 parking spaces and 2 Electric Vehicle Charging Points.

### **Will the building meet the latest standards?**

The building is designed under the latest Health Building note guidance, be in line with the latest requirements for green energy and efficiency. This will keep running costs to a minimum.

### **What will be provided in the rooms?**

Each room will be designed to be an extension of a GP surgery. The building will be provided by the developer 'turnkey' ready to operate from day 1, with all IT Points fixtures and fittings. The rooms can be 'flexed' in terms of dual-purpose consultation or treatment rooms. There are also multi-entrance options to the building and in light of the recent pandemic sections of the building can be isolated.

### **How is this being funded?**

The development is being funded by investors, from Four Synergy Group, who are specialist developers in the Health and Social Care space. They will benefit from the security of a long-term Government -backed rent. No capital from NHS England is being sought.

## **How you can give us your views**

We are looking for your views on the proposed development. An informal engagement will commence between:

**Monday 6<sup>th</sup> November – Monday 4<sup>th</sup> December**

You can complete the short survey on the next few pages of this booklet and either post it back to us at:

Quay Healthcare CIC  
Orford Jubilee Neighbourhood Hub  
Jubilee Way  
Warrington  
WA2 8HE

or

The survey can be completed online at

<https://www.surveymonkey.co.uk/r/QuayEngagement>

If you are involved in a **Third Sector Organisation** and would like someone to come to one of your meetings in the above timescales to discuss the model, please contact us using the below details.

[cmicb-war.quayofficeadmin@nhs.net](mailto:cmicb-war.quayofficeadmin@nhs.net)

01925 387061

More information can be found on Quay Healthcare's website:

[www.quayhealthcare.org](http://www.quayhealthcare.org)

## Survey

**Q1. Which practice are you registered with?**

**Q2. Do you understand the proposal?**

- Yes
- Mostly
- No

**Q3. Do you think it will offer improved health services?**

- Yes definitely
- Yes mostly
- Unsure
- No

**Q4. Will the new estate have a positive or negative impact you or your family?**

- Positive
- Negative
- Unsure

**Q5. If you answered positive or negative to the above question, please explain your answer?**

**Q6. Do you think the locations of the new building is convenient?**

- Yes
- No



Unsure

**Q7. Do you have any comments regarding the location? If so, please explain?**

**Q8. Any Other Comments**

### About You

The following section is about you and will enable the NHS to ensure we have engaged a wide range of people. You do not have to complete the following section and this information will only be used to theme the responses.

**Are you completing the survey as an individual or Third Sector organisations?**

Individual

Third Sector Organisation

What is your ethnicity?		What is your age?	
<input type="checkbox"/>	British	<input type="checkbox"/>	Under 18
<input type="checkbox"/>	Irish	<input type="checkbox"/>	18-29
<input type="checkbox"/>	Other	<input type="checkbox"/>	30-39
<input type="checkbox"/>	Indian	<input type="checkbox"/>	40-49
<input type="checkbox"/>	Pakistani	<input type="checkbox"/>	50-59
<input type="checkbox"/>	Bangladeshi	<input type="checkbox"/>	60-69
<input type="checkbox"/>	Any other Asian background	<input type="checkbox"/>	70-79
<input type="checkbox"/>	White and Black Caribbean	<input type="checkbox"/>	80-89
<input type="checkbox"/>	White and Black African	<input type="checkbox"/>	90+
<input type="checkbox"/>	White and Asian		
<input type="checkbox"/>	Any other mixed background		
<input type="checkbox"/>	Caribbean		
<input type="checkbox"/>	African	What is your gender?	
<input type="checkbox"/>	Any other Black background	<input type="checkbox"/>	Male
<input type="checkbox"/>	Chinese	<input type="checkbox"/>	Female
<input type="checkbox"/>	Any other Ethnic Group	<input type="checkbox"/>	Other
<input type="checkbox"/>	I do not wish to disclose my ethnic origin	<input type="checkbox"/>	Prefer not to say

<b>What is your religion or belief?</b>		<b>What is your sexual orientation</b>	
<input type="checkbox"/>	Christianity	<input type="checkbox"/>	Heterosexual
<input type="checkbox"/>	Hinduism	<input type="checkbox"/>	Gay
<input type="checkbox"/>	Judaism	<input type="checkbox"/>	Lesbian
<input type="checkbox"/>	Buddhism	<input type="checkbox"/>	Bisexual
<input type="checkbox"/>	Sikhism	<input type="checkbox"/>	Prefer not to say
<input type="checkbox"/>	Islam	<input type="checkbox"/>	
<input type="checkbox"/>	Prefer not to say		
<input type="checkbox"/>	No religion		
<input type="checkbox"/>	Other please specify		
<b>Do you consider yourself to have a disability?</b>			
<input type="checkbox"/>	Yes		
<input type="checkbox"/>	No		
<b>Carers play a crucial role in health and social care. We need to know we've gathered the views of carers. Please tell us if you care for someone and how old they are.</b>			
<input type="checkbox"/>	I am not a carer for anyone		
<input type="checkbox"/>	I care for young person/s aged		
<input type="checkbox"/>	younger than 24 years of age		
<input type="checkbox"/>	I care for adult/s aged 25 to 49 years		
<input type="checkbox"/>	I care for older person/s aged over 50 years of age		

Thank you for taking the time to complete the survey.