

CABINET

18 March 2009

SE HAMPSHIRE LIFT - STRATEGIC SERVICES DEVELOPMENT PLAN (SSDP)

REPORT OF CORPORATE DIRECTOR (POLICY)

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RECENT REFERENCES:

CAB909 – July 2004 - Primary Care Facilities (East Hants LIFT)

CAB1608 – January 2008 - Primary Care Facilities (South West Hants LIFT)

EXECUTIVE SUMMARY:

The City Council became a member of this particular Local Improvement Finance Trust (LIFT) project in 2004. As a vehicle for funding and developing capital projects, LIFT could provide opportunities for streamlining procurement requirements and deliver financial advantages.

The Strategic Service Development Plan (SSDP) is currently looking at the plans of the constituent members together with known or possible community developments. Although there are no firm proposals that the City Council is promoting at this stage, the ability to have an overview of sub-regional plans may enable projects to come forward in partnership. The Strategic Partnering Board requires all the members to approve the SSDP so that its processes can continue.

RECOMMENDATIONS:

That the matters relating to the Winchester District in the Strategic Service Development Plan 2009 be noted and the document approved.

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DETAIL:

1 Introduction

- 1.1 The City Council became partners in the South East Hampshire Lift project (now formally called the East Hampshire and Fareham and Gosport LIFT) in 2004. LIFT (Local Improvement Finance Trust) is the acronym given to this particular form of Public Private Partnership finance arrangement that NHS bodies and associated partners create to deliver largely NHS infrastructure.
- 1.2 Since 2004 the City Council has participated in the development of the Strategic Partnership Board, along with the NHS, the other local authority partners in the LIFT and the company created to deliver the infrastructure projects, Solent Community Solutions LIFTCo.
- 1.3 This report brings members up to date with the most recent stage of development and seeks approval to the Strategic Services Development Plan (SSDP), which is shown in Appendix 1.

2 The Strategic Services Development Plan (SSDP)

- 2.1 The SSDP has been prepared to provide the partnership board with an overview of current and proposed developments in the LIFT area up to ten years ahead, so that any opportunities for development in partnership through the LIFTCo, could be considered. All the partners, including the other local authority partners, have been asked to put the SSDP to their respective executive boards for approval. A variety of projects have emerged most of which are already being discussed in corporate and LDF forums. Although there are no current Council proposals for development, the sharing of plans and aspirations may provide synergistic opportunities for the future.
- 2.2 The City Council's membership level in the LIFT partnership, at level 2, is such that it can put forward proposals for capital development if the LIFT emerged as a preferred procurement route, but all the usual procurement options are open to it. At this stage, as indicated in the Appendix, the Council has provided general information on the possible projects that may come forward as part of development in the PUSH area and identified in the LDF processes. There are no specific capital projects currently identified for LIFTCo funding and any such procurement proposal would require separate Council approval.

OTHER CONSIDERATIONS:

3 CORPORATE STRATEGY (RELEVANCE TO):

- 3.1 The membership of the LIFT provides the City Council with an alternative procurement opportunity and supports the effective and efficient elements of the Community Strategy.

4 RESOURCE IMPLICATIONS:

- 4.1 There are no proposals currently to use the LIFT for the delivery of any capital programme item.
- 4.2 The Corporate Director (Policy) sits on the Strategic Partnering Board and apart from his time there are no other costs currently incurred in being part of the LIFT consortium.

BACKGROUND DOCUMENTS:

None

APPENDICES:

Appendix 1 - East Hampshire and Fareham and Gosport LIFT SSDP 2009

Attached for Cabinet Members, Group Leaders and Chairman of Principal Scrutiny Committee only. Copy also available in the Members' Library and on the Council's Website via the following link:

<http://www.winchester.gov.uk/CommitteeMeeting.asp?id=SX9452-A783CE56>

East Hampshire and Fareham and Gosport LIFT

Strategic Service Development Plan – 2009

Version 16

Document control:-

Version 1	24-09-07	1 st draft for the SPB workshop on 28-09-07 - cancelled
Version 2	31-10-07	2 nd draft for SPB workshop on 09-11-07. Includes PCT text.
Version 3	08-11-07	3 rd draft for SPB workshop on 09-11-07. Includes PCT and GBC text.
Version 4	04-02-08	4 th draft for SPB workshop on 08-02-08
Version 8	25-09-08	Re-structured draft with Matrix attached
Version 10	27-10-08	SPB amendments
Version 11	03-11-08	Amendments to HCC and Next Step sections
Version 12	23-12-08	Amendments to The SSDP and S.E. Plan sections. St Francis Church added to matrix
Version 13	06-01-09	Matrix Map added to appendices
Version 14	16-01-09	Numbering added to matrix and potential Linkage column
Version 15	21-01-09	Amendments to wording B Merrett (Winchester CC) No 7 deleted from matrix, Key Hubs deleted from matrix. Corrections to sponsor organisations in matrix. Detail added to St Francis line in Matrix
Version 16	11-02-09	Minor grammatical changes Removed Opportunity / Requirement column from table Updated Table of schemes to reflect latest requirements of Havant Borough Council
Version 17	23-02-09	Updated map to reflect changes added

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Introduction

What is LIFT

A Local Investment Finance Trust (LIFT) is a form of public Private Partnership (PPP), across the country 47 LIFT companies, covering two thirds of England's population have been created. These LIFTs have delivered over £1500 million of investment in more than 210 buildings that are either open or under construction.

LIFT is needed:

- to help address the legacy of under investment in the NHS (for example many primary care premises are over 30 years old)
- as current private sector investment is piecemeal and not concentrated in the areas of greatest need (particularly in the inner-cities)
- because a large number of the current premises are too small and cramped to provide modern primary care

The benefits of the "NHS LIFT" approach:

- flexibility: NHS LIFTs will offer GPs flexible lease arrangements (currently GPs are often tied into long leases). This should help attract more GPs to work in inner city areas
- scale and speed: NHS LIFTs will help deliver a significant number of new premises in a short period of time;
- integration of services; patients expect to find as many of the services they need in one place as possible. NHS LIFTs will actively seek to co-locate additional services and facilities (for example space can be used by a range of related health care professionals as well as social services);
- common approach: avoiding individual GP practices or local teams having to develop an approach and all the documentation for each scheme through the establishment of a common approach that LIFT schemes across the country can adopt;

Strategic Partnering Board

LIFT creates a long-term partnership across a 20-year term, the Strategic Partnering Board (SPB) is the overarching vehicle that not only provides community accountability, but also delivers a commitment to partnership working. It promotes inter-agency working and enhances joined-up service delivery. Shareholders and stakeholders (including Hampshire County Council) are formally represented on the SPB, but other interested parties, particularly from the third sector, are welcome and regular attendees.

The SPB has two key roles: the production of this Strategic Service Development Plan and to monitor the performance of Solent Community Solutions Limited (SCS) the LIFTCo. It operates against a set of principles, which include building close

working relationships, delivering best value and monitoring outcomes in health, social and economic 'improvements'.

The SSDP

The Strategic Services Development Plan (SSDP) sets out the vision for the participants of a LIFTCo for the next 10 years. The SSDP is the prime driver in enabling LIFTCo to become a vehicle for delivering these aims by setting out a unified vision and by demonstrating potential synergies in estates planning.

This SSDP sets out the revised aims and intentions of the participants of the South East Hants LIFT Co for the year 2009/10. It will detail the success to date, ongoing developments, drivers for change and will explore the potential to develop integrated schemes moving forwards.

LIFT is an NHS Initiative, as such this SSDP focuses inevitably on Health and Social care. However this SPB is keen to integrate the non-health public sector stakeholders into its plans as this is seen as a key indicator for future success.

This is a dynamic document that will constantly evolve and be updated to keep track with local priorities.

The Vision

The stakeholders of South East Hants LIFTCo have together the potential to significantly improve the lives and well being of the population of Hampshire. LIFT is a prime opportunity for the local government and health service to work together to make these improvements.

Together the Stakeholders can:

- Reduce inequalities
- Make Hampshire a better and more rewarding place to live and work
- Address conservation and sustainability
- Work in partnership to provide integrated services
- Provide a safer place to live
- Maintain local identities
- Implement joined up thinking for stakeholders
- Improve the health and well being of the population

SCS is the LIFTCo in South East Hampshire that has been set up between the public sector stakeholders the private sector partner (Community Solutions for Primary Care). The SCS mission statement is:

"to provide therapeutic environments which enhance the health and well-being of patients and staff and which are flexible and adaptable in meeting the changing needs of community-based health and social care and other local services."

Each stakeholder has an estate or wider community strategy that is developed according to their need and resource. Each organisation is challenged by the increasing expectation of service users which demands an ever more complex estate with corresponding increases in revenue needed to maintain these buildings.

LIFT can be a key component in helping to relieve this increased pressure on financial resource by developing integrated buildings with services for several stakeholder organisations under one roof. This reduces costs through shared communal spaces and can prevent the need for two or more distinct builds.

A real advantage is that these buildings can become genuine community hubs that can really impact positively on their neighbourhoods.

The ongoing challenge, which this SSDP aims to summarise has been to try to investigate these varied estates strategies and distil genuine opportunities to work together.

Drivers for change

Government reviews

The Government White Paper 'Our Health, Our Care, Our Say: a New Direction for Community Services', published in February 2006, has reinforced the need to strengthen services within the primary and community care sectors and shift the balance of care away from acute hospitals.

Shifting the Balance of Power is the programme of change brought about to empower frontline staff and patients in the NHS. It is part of the implementation of the NHS Plan.

'Our NHS our future' is a wide ranging review looking forwards to the next 10 years and beyond that aims to ensure the NHS is clinically-driven, patient-centred and responsive to local communities.

These central reviews offer both opportunities and challenges for PCTs as they are required to find innovative ways of delivering services to patients and draw together staff from disparate employers into a united team. One way to do this is via LIFT

Capacity Map

The Capacity Map is the end result of a detailed review by the three local PCTs and Portsmouth Hospitals Trust that took account of clinical pathways, lengths of stay, and the effect of the development of enhanced community rehabilitation teams. The Capacity Map was approved by the PCT Board in April 2006 and by the SHA Board on May 2006. The capacity map has led to the development of a 'hub and spoke' model of care for South East Hampshire that fits with national policies. The aim of this model is to provide fit for purpose facilities, close to user homes within their demographic locality. Acute services such as emergency and complex care will be provided from the redeveloped Queen Alexandra Hospital.

Hampshire County Council: Key Themes

Local Area Agreement

This is a three-year agreement between local partners and central government which describes the priorities and targets for the area. Hampshire County Councils priorities are broken into the following themes:

- Theme A: Children and Young People
- Theme B: Employment, skills and business support
- Theme C: Accessibility and transport
- Theme D: Housing and accommodation
- Theme E: Safer communities
- Theme F: Health and well-being
- Theme G: Environment
- Theme H: Strong communities

HPCT Challenges

HPCT is the principal commissioner for healthcare across Hampshire, in November 2007 HPCT published Healthy Horizons, this document considered the challenges that HPCT will face in the coming years and outlined its proposals for dealing with these. The challenges identified were:

- Dealing with the effects of an ageing population
- Helping people make healthier lifestyle choices and reducing health inequalities across Hampshire
- Improving the pathway of care for patients
- Making more efficient use of resources

- Improving quality, focusing effort on the three key areas of patient safety, patient experience and clinical outcomes.
- Improving the way we engage with patients and the public
- Developing stronger partnerships

The provision of improved healthcare facilities through LIFT will be a key element in overcoming these challenges.

South East Plan

The South East Plan proposes 80,000 new homes in south Hampshire over the next 20 years. The Partnership for Urban South Hampshire (PUSH) has been established to take forward much of this growth agenda. This will have obvious impacts on each public sector body and its infra-structure. Negotiations with The South East England Regional Assembly (SEERA) are underway regarding the number of houses to be built and ultimate location. LIFT will work collaboratively with PUSH and the relevant local authorities to assist in the development of social infrastructure for these new communities where ever possible.

Successfully Developed Schemes

South East Hants LIFT has successfully delivered three schemes that are already making an improvement to people's lives.

Rowner Health Centre

Key Features:

- 1021 sq. metres
- GP practice
- One training GP
- Community dentistry
- General dental practice
- District nursing (including school nurse function)
- Health visitors (including community reception)
- Midwifery
- Speech and language therapy
- Podiatry

Oak Park Children's Services Centre

Key Features:

- 2000 sq. metres
- Integral part of the Oak Park Community Hospital
- Access to shared services
- Opportunities for joint working between all services
- Space for group therapy
- Functioning as a specialist resource point, thus enabling children and families to develop a full understanding of the implications of their condition
- Opportunities for collaborative working enhanced by the proximity of other therapists
- Close proximity of professionals, helping the use of joint records and a single assessment process

Brune Medical Centre

Key Features:

- 915 sq. metres
- Family based GP practice
- NHS dental services
- Practice Nurse training
- Mental health counselling
- Chronic disease management
- Cervical smear screening
- Immunisation clinics
- Minor surgery
- Community pharmacy

Schemes under development

Following on from the success of the three fully developed schemes, an ambitious body of work is underway to deliver, through LIFT two community hospitals that will provide the final links in the Capacity Plan. The Capacity Plan sets out the local Health economies strategic vision for integrated acute and primary care and has been developing since the 1980s, this plan is only now, through LIFT becoming a reality.

The two community hospitals:

Oak Park Community Hospital Development

Key Features:

- Circa 8,000 sq meters
- Community Hospital
- Community Cafe
- Residential Development
- GP Health Centre

Fareham Community Hospital Development

Key Features:

- Circa 3,000 Sq Meters
- Community hospital
- GP Centre
- Residential Development
- Potential leisure facility

A third scheme is also underway to re-provide the existing Gosport Medical centre.

Gosport Medical Centre

Key Features:

- Circa 650 Sq Meters
- GP Surgery
- Located on War memorial Hospital Site
- Training practice

Potential Future Schemes

A matrix of all future developments for each of the stakeholders is attached at Appendix A and B. The stakeholders have included all schemes, broken down into those that are probable, possible or merely aspirations. The rationale for this being that what may merely be an aspiration for a single stakeholder may become a reality

if that stakeholder can take advantage of another organisations firm commitment to develop a scheme in a given area.

The Strategic Partnering Board is currently reviewing the matrix of schemes and aims to refine this in the coming months to prioritise the next tranche of schemes. To aid in this process a map of potential schemes has been produced and is attached at Appendix C.

NEXT STEPS

The SPB is aware that the priorities, resources and ambitions of the various stakeholders are constantly evolving; the challenge is to define at a given time a number of these factors that together can realise a viable scheme.

The matrix of potential schemes is now sufficiently developed to allow the SPB to develop a short list of viable schemes and finally, from this distil the schemes that will form the next tranche. The reality is that these schemes will most likely be drawn from the 'required' matrix but every effort will be made to ensure that any schemes from the 'opportunities' matrix are fully explored and if possible integrated.

Although there will always be a logical progression in the development of schemes, imposed due to the resource limitations of LIFTCo, the SPB is keen to maintain an approach that constantly reviews, proposes and develops schemes rather than start the process afresh each time a tranche is completed.

The intention is to create the short list of schemes and to identify from this the next tranche in early 2009, this will mean that as the current schemes are nearing completion work will begin to develop the next tranche.

Summary

The South East Hants LIFT now has an established record of developing schemes from inception through to successful commissioning and operation. Two community hospitals are under development which will significantly improve the provision of care within the local health economy as well as deliver services in line with government initiatives (Our NHS, Our Future / Our Health, Our Care, Our Say / NHS Plan) and longstanding local plans (Capacity Map).

The SPB is now looking beyond the two community hospitals to the next tranche of potential schemes with much optimism aiming to change the lives for the better of those living within the LIFT locality and beyond.

	= Fareham		= Havant		= Gosport		= E. Hants
	= Winchester		= Other				

Appendix A: Matrix of Required Schemes

	Project Title/ Aim:	Sponsors with potential linkage	Sponsor	When 3-5 yrs	When 5-10 yrs	Where	Probable / Possible / Aspiration	Opportunities	Constraints
3	New base for Crisis Team (currently Meadows)		HPT	✓		Needs to be in the Fareham/ Gosport area e.g. Rowner Road, Gosport, or the replacement Fareham HC.		Could co-locate with other MH or community services	Lack of suitable accommodation, costs
4	Fareham Health Centre	HPT FBC	HPCT	2014		Fareham		<ul style="list-style-type: none"> Town centre plan to be redeveloped in about 10 years PCT owns current site which could be valuable for retail Local authority own a lot of land in town centre Could be a community development as well as health centre Assumption is that the replacement will include Osborne Clinic (HPT's Adult Mental Health Out-Patients). 	<ul style="list-style-type: none"> No new site identified Services must be maintained whilst new health centre being developed Building engineering in need of replacement
12	Oak Park Community Hospital	HCC HBC	HPCT	Mid 2011		Oak Park Community Hospital site		<ul style="list-style-type: none"> Surplus land could be used for complimentary facilities, i.e. leisure centre – others? Could provide extra residential development and proceeds could be reinvested in local health facilities. Add extra services to OPCH for other services such as the voluntary sector. 	<ul style="list-style-type: none"> Committed to providing by end 2010 Will retain some future proofing land in PCT ownership for future expansion Coldeast site Accessibility i.e. public transport
14	Havant Health Centre	HBC	HPCT		✓	Havant		<ul style="list-style-type: none"> Part of the Havant Borough Council Civic Campus master-plan There is spare land at Oak Park just around the corner for re-location Some services moving to OPCH at the end of 2010 which will release some space PCT owns current site which could be valuable for residential re-development Could be a community development as well as health centre 	<ul style="list-style-type: none"> Close to current location No new site identified Services must be maintained whilst new health centre being developed Building engineering in need of replacement
11	West of Waterlooville District Centre		WCC/Havant BC	X		Waterlooville		Development of District Centre to serve major development area	Part of the ongoing planning process

	= Fareham		= Havant		= Gosport		= E. Hants
	= Winchester		= Other				

	Project Title/ Aim:	Sponsors with potential linkage	Sponsor	When 3-5 yrs	When 5-10 yrs	Where	Probable / Possible / Aspiration	Opportunities	Constraints
16	Sure Start additional nursery facilities		Havant BC	✓		Leigh Park generally		Sure Start keen to identify premises for expansion	
17	Apex Centre		Havant BC	✓		Leigh Park Centre		Existing use as construction skills centre coming to an end. Alternative uses being reviewed and may include community use or business start up.	The site lies within the Master Plan area under consideration for the Leigh Park Shopping Centre
28	Emsworth South Street Car Park Mixed Use development		Havant BC	✓		South Street Emsworth		Council owned car park with potential for infill development and rebuilding of community facilities	Sited within a Conservation Area.
29	St Francis Leigh Park		Diocese of Portsmouth	X		Riders Lane	Possible	Health and well being centre (community facility) on old church hall site. Possible site for GP surgery?	
33	Replacement of Gosport CMHT		HPT	✓		Gosport		CMHT team is based at Hewatt House in Gosport. Potential accommodation in the development at Rowner Road on land formerly owned by HPCT.	Lack of suitable accommodation, costs
32	Manor Way surgery		HPCT	✓		Lee on Solent Health Centre		Re-provision of GP surgery	
38	Relocate Petersfield CMHT		HPT	✓		Anywhere with locality		currently located in Petersfield Community Hospital Could co-locate with other MH or community services EHDC own a building in central Petersfield currently leased to a GP practice and sub-let to the CAB. GPs are interested in extending or replacing the building.	Lack of suitable accommodation, costs
5	Development at North Whiteley		Winchester CC/HCC/HPCT		X	North Whiteley		If North Whiteley is identified for new housing development in the WCC LDF then necessary infrastructure including such things as new education provision which could include secondary, primary, nursery education together with a range of community facilities would be negotiated as part of the planning processes.	Subject to North Whiteley being chosen as a Preferred Option for development. Most development likely to be developer funded.
N/A	PPG17 Study Recreation Facilities		Winchester CC		X	District-wide (incl. S Parishes)		PPG17 Study identifies need for additional indoor and outdoor recreational facilities. Scope to locate this in development areas in conjunction with other facilities/services	May not be suitable for LIFT?

	= Fareham		= Havant		= Gosport		= E. Hants
	= Winchester		= Other				

	Project Title/ Aim:	Sponsors with potential linkage	Sponsor	When 3-5 yrs	When 5-10 yrs	Where	Probable / Possible / Aspirational	Opportunities	Constraints
N/A	Additional space for MH practitioners with GP Practices		HPT	✓	✓	Anywhere within locality		co-locate within GP Practices/ Polyclinics/Primary Care possibility of space in the replacement for Padnell Road Surgery in Cowplain	Lack of space
N/A	Development of Inpatient Eating Disorder unit		HPT	✓		Anywhere in SE Hampshire.			Lack of suitable accommodation, costs Preferably located near other Inpatient Units / community hospital
N/A	Development of community Eating Disorder Unit		HPT	✓		Anywhere in SE Hampshire.			Lack of suitable accommodation, costs Preferably located near other Inpatient Units / community hospital

	= Fareham		= Havant		= Gosport		= E. Hants
	= Winchester		= Other				

Appendix B: Matrix of Schemes; Opportunities

	Project Title/ Aim:	Sponsors with potential linkage	Sponsor	When 3- 5 yrs	When 5- 10 yrs	Where	Probable / Possible / Aspiration	Opportunities	Constraints
1	Coldeast	HPT	HPCT	2012		West of Fareham		<ul style="list-style-type: none"> OPMH services could be joint health/social care scheme Residential planning consent already exists on the land Learning Disability Campus reprovision capital available nationally Sylvan likely to be available for disposal 2010/11 Potential site for sheltered housing for the elderly. 	<ul style="list-style-type: none"> OPMH small inpatient service currently Learning Disability housing must be part of ordinary housing i.e. 3-4 bedrooms in residential locations Some of LD accommodation must be able to accommodate physically disabled and therefore purpose built bungalows likely to be required
2	Fareham Community Hospital		HPCT	End 2010		Coldeast Site		<ul style="list-style-type: none"> Surplus land could be used for complimentary facilities e.g. Leisure centre or provide additional residential development and proceeds could be reinvested in local health facilities Add additional services to FCH for other agencies such as voluntary sector 	<ul style="list-style-type: none"> Committed to providing by end 2010 Will retain some future proofing land in PCT ownership for future expansion Coldeast site agreed Accessibility i.e. public transport
8	Portchester Health Centre	FBC HCC				Portchester		Upgrade and extension of existing GP Practice	
27	Emsworth Victoria Cottage Hospital	HBC	HPCT	Mid 2011		Emsworth		<ul style="list-style-type: none"> Site could be disposed of GPs may be interested in the site for new surgery to replace Emsworth Surgery. Near public car park. Central location – close to shops 	<ul style="list-style-type: none"> on site parking Part of grounds owned by hospital League of Friends.
13	Havant War Memorial Hospital	HBC	HPCT	Mid 2011		Havant		<ul style="list-style-type: none"> Available for disposal at the end of 2010 	<ul style="list-style-type: none"> Historical tiles to be relocated to OPCH
10	West of Waterlooville GP Facilities	WCC HBC	HPCT	2010/11				<ul style="list-style-type: none"> If the MDA Phase 2 housing approved by Winchester, the PCT benefits from a Section 106 Agreement to release extra space at the GP Surgery into PCT's ownership. The new GP Surgery is not being developed by the PCT, but is supported by the PCT and there may be an opportunity for joint working as part of this scheme. Existing surgery will be for sale when GPs leave. 	<ul style="list-style-type: none"> West of Waterlooville is part of a major development area for housing. must meet the needs of a soaring population in that area. Timing of delivery of new houses in phases

	= Fareham		= Havant		= Gosport		= E. Hants
	= Winchester		= Other				

	Project Title/ Aim:	Sponsors with potential linkage	Sponsor	When 3- 5 yrs	When 5- 10 yrs	Where	Probable / Possible / Aspiration	Opportunities	Constraints
15	Dunsbury Way		HPCT	2010/11				<ul style="list-style-type: none"> The PCT benefits from a Section 106 Agreement to provide circa 300 sqm of space, shell and core. The PCT is working with local GPs and Commissioners to provide patient care from that space. 	<ul style="list-style-type: none"> Size Location agreed
18	Waterlooville Community Centre (WACA) rebuild		Havant BC	✓		ASDA site Waterlooville Town Centre		Currently subject to work on a masterplan to integrate Waterlooville Town Centre with the MDA. Likely to require rebuild of the existing WACA building.	Dependent upon the commitment of ASDA to redevelop
20	St Faith's Community Facility (Denvilles or Havant Centre)		Havant BC	✓		Locks Farm, Denvilles or St Faiths Church Havant		The Church has ambitions to provide a community facility at one of these locations	Conservation Area and Listed Building status of the Church. Capital and revenue funding are not clear.
21	Leigh Park Community Centre		Havant BC	✓		Leigh Park Centre		Work currently under way to prepare a master plan for shopping centre that may open up opportunities for redevelopment of existing centre	Complex partnership and land assembly required
24	Leigh Park Youth Enterprise Centre		Havant BC	✓		Fulflood Rd Leigh Park		S.106 funding from Procter and Gamble development providing land and capital funds for a community facility	Dependent on finding appropriate partners with revenue funding. Dependent on the implementation of recently approved housing scheme in the current market.
25	Havant Civic Campus Proposed Public Service Village		Havant BC			Civic Campus Havant		Master plan for the Civic Campus to be developed over the next 6 months.	Securing approval to master plan and subsequent planning permissions. Decisions of key partners to participate State of current housing market
	Refurbishment of Civic Offices			✓				Stage one work by consultants demonstrates potential. Linked to scheme by PCT to relocate Health Centre and release land for residential development.	
	Refurbishment of Police and Magistrates Building				✓				
	Replacement Leisure Facilities (linked to 'building schools for the future')				✓				

	= Fareham		= Havant		= Gosport		= E. Hants
	= Winchester		= Other				

	Project Title/ Aim:	Sponsors with potential linkage	Sponsor	When 3- 5 yrs	When 5- 10 yrs	Where	Probable / Possible / Aspiration	Opportunities	Constraints
	Potential new Cultural Centre / Discovery Centre including Arts, Library, Performance Space and public sector offices				✓				
26	Dunsbury Way		HBC					HBC are working with SureStart and other agencies on the development of community facilities. FC has had preliminary discussions with Nick Ralph for the Portsmouth Diocese, as has IH. Sylvia Macey (Primary Care Projects Facilitator – HPCT) is working on this.	
19	Emsworth Practice		HPCT	✓		Emsworth		Re-provision of GP practice	
30	Lee-on-Solent	GBC	HPCT	2010/11				<ul style="list-style-type: none"> 1 GP Practice from Lee on Solent has been searching for new accommodation options. These could be part of a wider development. Small amount of space may be available in the current Health Centre. 	<ul style="list-style-type: none"> Lee on Solent Health Centre will remain on the current site, therefore, no land freed up for other Practices to use. Small
34	Cherque Farm, Lee on Solent – possible opportunity to develop area previously allocated for retail use within major residential development scheme.		?	immediate		Lee on Solent		Contact Persimmon Homes, Fareham for further information on this opportunity.	Preferred alternative use by Persimmon probably would be residential. May meet requirements of HPCT and /or HPT.
31	Royal Hospital Haslar	GBC HCC HPCT	GBC			Royal Haslar Hospital site	Aspiration	Options to be discussed re future use of RHH site	
35	Borough Road Petersfield		HPCT					Land is owned by HPCT: potentially surplus to HPCT requirements.	

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	Project Title/ Aim:	Sponsors with potential linkage	Sponsor	When 3- 5 yrs	When 5- 10 yrs	Where	Probable / Possible / Aspiration	Opportunities	Constraints
36	Whitehill / Bordon opportunity		EHDC					Proposal for the area to be an Eco Town with possibly 5,500 new homes. Implications in terms of facilities/infrastructure. One of 15 proposals short-listed for Eco Town status by Government. Decision in October. If area not selected as Eco-Town is earmarked in the South East Plan for development of 2,500 homes.	
37	Havant Road Horndean (next to Keydell Nursery)		EHDC					Reserve site in the local plan may be coming forward for housing sooner than expected. Previously envisaged that site could include reprovision of the Doctors Surgery in Blendworth Road.	
9	Wickham and Bishops Waltham Local Access Points		Winchester CC	X		Wickham		Any development of a Local Access Point is likely to be small scale and use existing buildings.	Not suitable for LIFT?
6	Whiteley Local Access Point		Winchester CC	X		Whiteley		Potential for development of local access point and community facilities in conjunction with a proposed redevelopment of Whiteley town centre.	Subject to town centre redevelopment scheme.

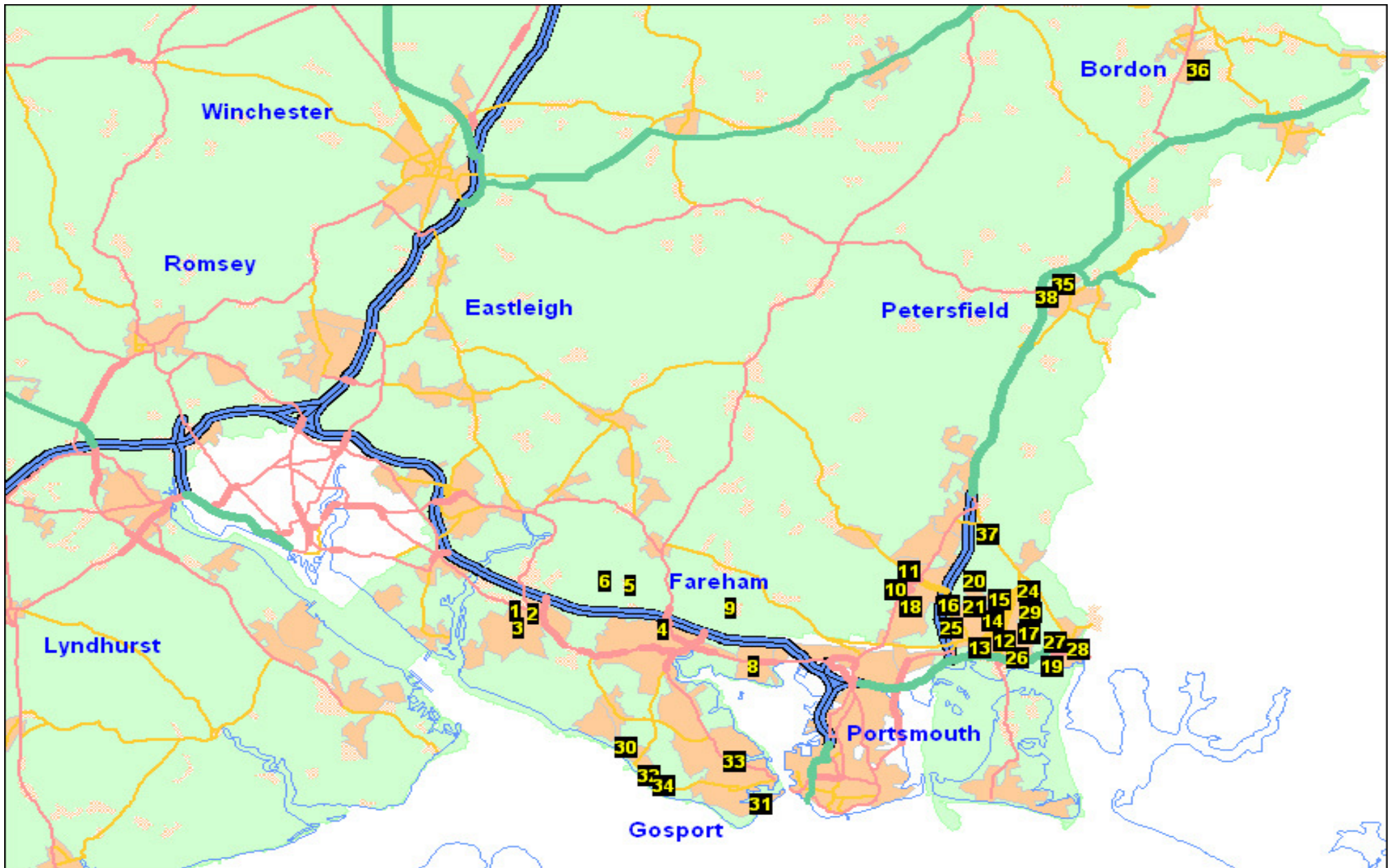
	= Fareham		= Havant		= Gosport		= E. Hants
	= Winchester		= Other				

Appendix C: Matrix Map

No	Project Title/ Aim:	When 3 -5 years	When 5 – 10 years
1	Coldeast	2012	
2	Fareham Community Hospital	End 2010	
3	New base for Crisis Team (currently Meadows)	✓	
4	Fareham Health Centre	2014	
5	Development at North Whiteley		✓
6	Whiteley Local Access Point	✓	
8	Portchester Health Centre		□
9	Wickham and Bishops Waltham Local Access Points	✓	
10	West of Waterlooville	2010/11	
11	West of Waterlooville District Centre	✓	
12	Oak Park Community Hospital	Mid 2011	□
13	Havant War Memorial Hospital	Mid 2011	
14	Havant Health Centre	□	✓
15	Dunsbury Way	2010/11	
16	Sure Start additional nursery facilities	✓	□
17	Apex Centre	✓	
18	Waterlooville Community Centre (WACA) rebuild	✓	
19	Emsworth Practice	✓	
20	St Faiths Community Facility (Denvilles or Havant Centre)	✓	
21	Leigh Park Community Centre	✓	
24	Leigh Park Youth Enterprise Centre	✓	
25	Havant Civic Campus Proposed Public Service Village	□	
	Refurbishment of Civic Offices	✓	
	Refurbishment of Police and Magistrates Building	□	✓
	Replacement Leisure Facilities (linked to 'Building Schools for the Future')	□	✓

	Potential new Cultural Centre/Discovery centre inc. Arts, Library, Performance Space and public sector offices	□	✓
26	Dunsbury Way	□	
27	Emsworth Victoria Cottage Hospital	Mid 2011	
28	Emsworth South Street Car Park	✓	
29	St Francis Leigh Park	✓	
30	Lee on Solent	20/10/2011	
31	Royal Hospital Haslar	□	
32	Lee on Solent Manor Way Surgery	✓	
33	Replacement of Gosport CMHT	✓	
34	Cherque Farm Lee on Solent	Immediate	
35	Borough Road Petersfield		
36	Whitehill / Bordon opportunity		
37	Havant Road Horndean		
38	Relocate Petersfield CMHT	✓	✓
Schemes that can be located anywhere within LIFT territory:			
N/A	Additional space for MH practitioners with GP Practices	✓	✓
N/A	Development of Inpatient Eating Disorder unit	✓	
N/A	Development of community Eating Disorder Unit	✓	
N/A	PPG17 Study Recreation Facilities - District Wide		✓

	= Fareham		= Havant		= Gosport		= E. Hants
	= Winchester		= Other				



Appendix D: Stakeholder Estate Strategies

Estate strategies and other documentation are available through the following links:

Hampshire PCT: <http://www.hampshirepct.nhs.uk/index.htm>

Hampshire Partnership Trust: <http://www.hantspt.nhs.uk/>

Hampshire County Council:

- Older People's Wellbeing Strategy:
<http://www3.hants.gov.uk/bettertime/cx-olderpeoplesstrategy.htm>
- Draft version of the Carers Strategy:
<http://www3.hants.gov.uk/adult-services/aboutas/consultation-involvement/consultation-outcomes/carers-consultation/carers-consultation-document.htm#downloads>
- Older People's Mental Health Strategy:
<http://www3.hants.gov.uk/adult-services/aboutas/consultation-involvement/consultation-outcomes/older-people-mental-health-consultation/op-mh-consultation-outcomes.htm>
- Draft Learning Disabilities Strategy:
<http://www3.hants.gov.uk/adult-services/aboutas/consultation-involvement/consultation-outcomes/learning-disabilities-consultation/learning-disabilities-consultation-document.htm>
- Local Area Agreement pages:
<http://www3.hants.gov.uk/localareaagreement.htm>
- Quality of Life Report:
<http://www3.hants.gov.uk/localareaagreement/hampshiredraftscs.htm>

Gosport Borough Council: <http://www.gosport.gov.uk/>

Fareham Borough Council: <http://www.fareham.gov.uk/>

Havant Borough Council: <http://www.havant.gov.uk/>

Winchester City Council: <http://www.winchester.gov.uk/>