

Trust Board Report

Meeting Date:	28 th November 2011
Title:	TCS - Acquisition of PCT/Community services Estate
Executive Summary:	This report is to update the Board on progress with the transfer of assets since the report presented to the September Board.
Action Requested:	To note the report
Report of:	Chief Financial Officer
Author: Contact Details:	Kevin Stringer Email: kevin.stringer@nhs.net
Resource Implications:	Resource implications for finance, estates and HR to be established/negotiated
Public or Private: (with reasons if private)	Public
References: (eg from/to other committees)	None
Appendices/ References/ Background Reading	Department of Health Guidance: PCT Estate – Future ownership and management of the estate in the ownership of Primary Care Trusts in England
NHS Constitution: (How it impacts on any decision-making)	In determining this matter, the Board should have regard to the Core principles contained in the Constitution of: <ul style="list-style-type: none">  Equality of treatment and access to services  High standards of excellence and professionalism  Service user preferences  Cross community working  Best Value  Accountability through local influence and scrutiny

Background Details

1	<p>This is a PCT lead process and the PCT has set up a project Board to oversee and steer the project with membership from the PCT, the Trust and the Black Country Partnership NHS Foundation Trust (BCP). The Trust has three members of the Board whom are:</p> <ul style="list-style-type: none"> - Chief Financial Officer - Head of Estates Development - Divisional Manager for Estates and Facilities
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2	<p>The key milestone dates are:</p> <table border="1" data-bbox="277 293 1528 434"> <tr> <td data-bbox="277 293 660 360">14th September 2011</td> <td data-bbox="660 293 1528 360">PCTs to have reviewed and agreed their provisional lists of properties for transfer and retention</td> </tr> <tr> <td data-bbox="277 360 660 398">30th October 2011</td> <td data-bbox="660 360 1528 398">SHAs to have approved PCT property lists</td> </tr> <tr> <td data-bbox="277 398 660 434">15th December 2011</td> <td data-bbox="660 398 1528 434">DH to have reviewed and signed off SHA approved lists</td> </tr> </table> <p>The first 2 milestone dates have been achieved.</p>	14 th September 2011	PCTs to have reviewed and agreed their provisional lists of properties for transfer and retention	30 th October 2011	SHAs to have approved PCT property lists	15 th December 2011	DH to have reviewed and signed off SHA approved lists
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3	<p>A meeting of the Project Board was held on 3rd November 2011. At the meeting the PCT identified that after detailed discussion with the SHA that 2 proposed properties for transfer to the Trust had been taken off the transfer list. These were:</p> <table border="1" data-bbox="277 669 1528 842"> <thead> <tr> <th data-bbox="277 669 679 705">Property</th> <th data-bbox="679 669 1528 705">Reason</th> </tr> </thead> <tbody> <tr> <td data-bbox="277 705 679 772">Unit 1E (The warehouse)</td> <td data-bbox="679 705 1528 772">There was no evidence that this was used for direct patient care</td> </tr> <tr> <td data-bbox="277 772 679 842">Lampport Road</td> <td data-bbox="679 772 1528 842">The Trust had indicated that this was unlikely to remain with the Trust in the long term</td> </tr> </tbody> </table> <p>The remaining proposed assets for transfer to the Trust are detailed at Appendix 1.</p>	Property	Reason	Unit 1E (The warehouse)	There was no evidence that this was used for direct patient care	Lampport Road	The Trust had indicated that this was unlikely to remain with the Trust in the long term
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4	<p>3 sub groups have been set up to deliver the project:</p> <ul style="list-style-type: none"> - Transferring Assets Group - Retained Estate Group - Estate Operational Services Group <p>The Trust has operational representation on the first and third groups with the second group being entirely the PCT.</p>						
5	<p>The PCT confirmed that it was still the intention to transfer the operational estates team to the Trust and then for a contract to be in place to deliver the operational requirements for the PCT retained estate. A TUPE process to this effect between the Trust and BCP will commence once approved by the cluster Joint Negotiating Committee (JNC).</p>						
6	<p>A risk and issues log is under development and will be reviewed formally at the next meeting in December.</p>						
7	<p>The Trust has engaged legal representation but wherever possible the Project Board has agreed to limit cost exposure by the adoption of standardised agreements and pro-forma.</p>						
8	<p>The estates development department have done a site by site review in readiness for detailed discussions on:</p> <ul style="list-style-type: none"> - the transferring assets - the leases for the remaining properties that the Trust will occupy - the contract for the estates service provision with the PCT 						
9	<p>No further guidance had yet been received from the Department of Health especially with regard to funding flows and accounting treatment of the acquisition/transfer.</p>						

Appendix 1

List of proposed Transferring properties

Property
West Park Hospital
Ashmore Park Health Centre
Bilston Health Centre
Pendeford Health Centre
Primrose Lane Clinic
Snow Hill Sexual Health Clinic
Mobility Centre (Maltings)
Warstones Clinic
Whitmore Reans Health Centre