

NHS LIFT (Local Improvement Finance Trust)

PROSPECTUS

1. Executive Summary

- NHS LIFT is a major new initiative for the Department of Health (DoH). DoH is entering a national joint venture with Partnerships UK plc (PUK), to develop and encourage a new market for investment in primary care and community based facilities and services.
- Improving primary care services is a key government priority.
- Of all patient contacts with the NHS, the overwhelming majority occur in general practice.
- The condition and functionality of the existing primary care estate is variable. Current facilities do not always meet patients' expectations, with quality and access often being below an acceptable standard. Service development is sometimes severely hampered by the limitations of the premises being used to deliver care.
- Investments in primary care facilities currently tend to be on a piecemeal basis, which do not necessarily result from a strategic service need and are not designed to achieve integrated service delivery.
- GPs face significant disincentives to practicing in inner cities, including restrictive long-term leases, or the risks of negative equity, and where existing premises are often poor and inappropriate for modern delivery of primary care.
- The fundamental challenge in primary care is to invest in premises so that they are fit for purpose, meet the requirements for modern integrated primary care and can be delivered efficiently.
- The Government is committed to sustained real terms increases in NHS funding – this additional funding must deliver changes in the way services are provided.
- The NHS LIFT approach will involve the local health community in developing a strategic service plan, incorporating its local primary care service needs and relationships with, for example, intermediate care, and Local Authority (LA) services.
- A private sector partner will be identified through a competitive procurement, and then a Joint Venture (JV) established between:
 - the local health bodies
 - the national JV established between DoH and PUK
 - the private sector partner

- The local JV – the LIFT – will have a long term partnering agreement to deliver investment and services in local care facilities.
- The government has demonstrated its commitment to the NHS LIFT approach: £175m has been earmarked to develop NHS LIFT and legislative changes have been enacted to clarify DoH investment powers.
- The NHS LIFT approach provides a number of benefits for all interested parties. It will establish a long term sustainable relationship focused on delivering primary care investment and services; it will involve the private sector where they can add most value – and create a significant new market for developers and investors.
- Most importantly, it will provide investment in modern integrated primary care services.

REPORT FOR PROFESSIONAL EXECUTIVE COMMITTEE

NHS LOCAL IMPROVEMENT FINANCE TRUST (LIFT) APPLICATION

2. Background

The PCT will have at least two major capital developments to pursue in the short/medium term – use of Swadlincote Ambulance station and development of Ashbourne Health Centre. In addition, there are likely to be development requirements at St Oswald's Hospital and other developments of Primary Care premises.

The PCT receives a small block capital allocation for planned maintenance and small project; this year the allocation is £70,000. For larger projects, business cases have to be submitted to the Strategic Health Authority to access public sector capacity. The existing capital programme at Trent is over committed and is likely to remain so for the next 2-3 years.

NHS LIFT provides an opportunity to form a partnership with a private sector investor. The Executive Summary from the NHS LIFT prospectus is attached. Applications for the next tranche of NHS LIFT sites are to be submitted by 21 June 2002 to the Strategic Health Authority, with interviews for each applicant at Quarry House on 8 July 2002. For this tranche of bids it should be noted that:

- the minimum size is around 250,000 population
- the Department are seeking a rurally based scheme

Action being undertaken

1. A joint proposal is being prepared for the PCT, Amber Valley and Erewash PCTs.
2. The overarching strategy is being identified as the requirements to enhance Primary Care facilities to deliver the additional activity and capacity required as a result of Reshaping Health Services, and the development of the Medical School.
3. Discussions will be held with Queens Hospital, Burton to determine whether a diagnostics treatment centre can be included in the Swadlincote development.
4. The initial priorities for the PCT are being identified as the developments in Swadlincote and Ashbourne.
5. Revenue consequences of the proposal to be met from the "Primary Care Development" monies identified in the medium term financial strategy – total £6 million for Southern Derbyshire PCTs.
6. This PCT is to be the lead organisation for the bid.

3. Recommendations

The PEC is asked to:

- Note and support the actions identified in the report, including the submission of a proposal to the target timescale.

Paper prepared by:

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June 2002**