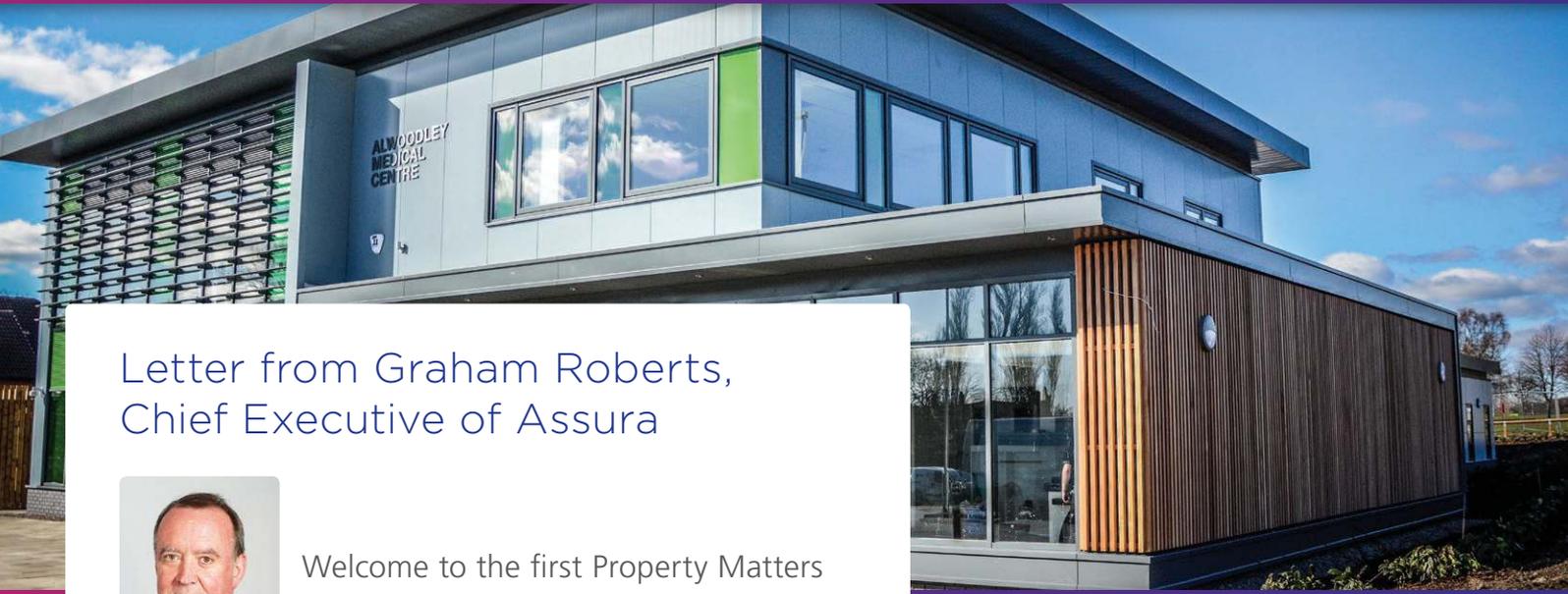


# PROPERTY MATTERS

ISSUE: 7



## Letter from Graham Roberts, Chief Executive of Assura



Welcome to the first Property Matters of 2016, as we celebrate another successful twelve months and look ahead to a promising year for Assura and our partners.

Our first issue of 2015 followed the publication of the Five Year Forward View, which challenged practices throughout the UK to forge more meaningful connections between health and social care, and to utilise new communicative technologies.

One year on, we look at how the consolidation of care is being introduced throughout the health service, and which models are thriving (page 2). We can also reflect on the changes that our own team have delivered throughout 2015, with a number of surgery buildings added to our portfolio.

We hope you enjoy reading this latest issue, and look forward to working further with our partners, GPs and CCGs during the coming months.

**Graham Roberts**

## ASSURA ENTERS FTSE 250 INDEX

December 2015 saw Assura join the London Stock Exchange FTSE 250 Index, following three years of significant growth. Having evolved through a combination of innovative primary care development and a number of high profile acquisitions, our corporate portfolio now includes over 330 properties, 25 per cent of which are located within a 50-mile radius of our Warrington base.

With a highly fragmented healthcare market and an ever-increasing requirement for high quality primary care space, we will continue to use our knowledge of the sector and best practice to support our partners.

# WHEN IT COMES TO “ONE SIZE FITS ALL”, WHICH MODEL REALLY WORKS?

It's been just over a year since the NHS outlined the emerging models expected to advance the delivery of care in its Five Year Forward View. The document examined how modernising care delivery systems and structures could streamline UK health services and ease the pressure on strained secondary providers.

The problem of overburdened hospitals remains a central issue in the delivery of national healthcare, and the 5YFV produced some alternative models for relocating care services to other localised health centres.

In recognition of a diverse country that requires adaptable, appropriate versions of localised care, a number of new processes were proposed. These would strengthen connections between the UK's health and social care services, with the long-term objective of producing a synced-up, multispecialty care service.

However, while few would argue the need for multispecialty care provisions, delivering such an expansive spectrum of services is challenging. The 5YFV considered moving services out of hospitals to local centres, as well as incorporating GP services within hospitals to reduce the flow of patients to A&E, two divergent tactics that have since had varying levels of success.

12 months later it appears that the former model, often known as the multispecialty community provider model, is proving a more viable option than the primary and acute care systems model. The recent closure of a general practice that had been developed within hospital premises highlights the need to move services away from hospitals rather than be contained within them.

This is of course not to say that it cannot be done, only that the reliance on our hospitals may well be eased more effectively through greater delegation of skill and investment in resource for neighbourhood centres and general practices.

Assura hosted a panel of CCG members and GPs at our office in Warrington, which agreed that the 5YFV still needs to provide an environment in which self-care can thrive. This requires a coherent understanding of what constitutes “primary care” under the new models, as we introduce information and self-management hubs along with sensory interactivity resources to promote independent, self-sufficient care.

The closure of a hospital-based general practice re-opens the conversation as to which multipurpose models will prove most effective. The health service needs powerful virtual networks capable of sharing resource using modern communicative technologies. This greater connected power enables smoother transferral of staff, services, spending power and expertise.





## CASE STUDY

Assura has completed its latest project, bringing a new integrated healthcare centre to Ashby-de-la-Zouch, Leicestershire.

The new multipurpose medical centre, which was delivered in partnership with specialist developers Matrix Medical, will provide a number of important primary care services, including a general practice and a pharmacy, for the local community.

The existing Ashby medical centre was nearly 40 years old, and was in need of significant improvement to accommodate its expanding patient list. The practice now benefits from the numerous health and community care facilities available from a convenient location.

Andrew Darke, Managing Director of Property at Assura said: *"As the primary healthcare sector continues its push for accessible, well-connected medical centres, we're pleased that the new practice at Ashby can now deliver a multitude of necessary services to its staff and patients."*

*Throughout 2016, our objective will be to continue supporting the healthcare professional network, delivering surgery buildings that can accommodate the full extent of primary care treatment and ease the pressure on secondary healthcare services."*

Ashley Seymour, Development Director at Matrix Medical, said: *"The completion of the medical centre in Ashby-de-la-Zouch provides an essential centre for the neighbourhood, improving access to a number of significant primary care resources in addition to the general practice. It is through facilitating this access to advanced primary services that new developments can forge a closer link between health and social care for communities throughout the UK."*

For more information on the options available to your practice, including sale and leaseback, or a new development contact our in-house team on:

**01925 420660 or  
propertymatters@assura.co.uk**

## NORTH WEST FOCUS



### **In January we completed our latest North West practice in Urmston, Greater Manchester, a £4.1m mixed-use development with an integrated primary care facility.**

Urmston Medical Centre was delivered in partnership with LSP Developments, and now brings 11,000 sq ft. of high quality healthcare space and resource to the local community. The new premises have replaced the main practice in Urmston, as well as a branch surgery that was already located on the new development site.

The building includes a minor operation suite and multipurpose clinical rooms that enable the delivery of General Practice services and GP training facilities, as well as additional retail units and residential accommodation for Trafford Housing Trust.

The completion of the new practice now brings a multipurpose neighbourhood centre that can support primary and secondary care services in the Trafford area.

We are looking forward to completing further projects in the North West throughout the coming months, with an additional scheme due to commence on site in West Gorton. We also remain focused on helping support the development of virtual healthcare communities, allowing practices to engage with other local health centres to ease the pressures on secondary care providers.

## TRANSFORMATION FUND - PREPARING FOR THE PRIMARY CARE TRANSFORMATION

NHS England has announced details of the 3-year £750m Primary Care Transformation Fund and applications for funding are now invited from GP practices and Clinical Commissioning Groups. The key objective used to assess proposals will be as follows:

- Increased capacity for primary care services out of hospital
- Commitment to a wider range of services, as set out in the CCG's commissioning intentions to reduce unplanned admissions to hospital
- Improving seven day access to effective care
- Increased training capacity

In many cases, these objectives can only be realised through the development of new generation purpose-built primary care centres. Such buildings can act as 'locality hubs' for integrated primary and community based services.

Assura is a leading investor and developer working in partnership with GPs and helps deliver innovative and flexible premises that act as an enabler for new models of care, in accordance with the NHS England Five Year Forward View.

Our long term partnership approach can include a wide range of services: from drafting your funding application to the design and construction of the new building, to the ongoing management of the facility, leaving clinicians and practice staff with time to focus on the day to day running of the practice.

If you would like a no-obligation discussion on how we can assist with your premises requirements please contact us on:

**01925 420660 or  
propertymatters@assura.co.uk**