

Tranche 1 - Phase 2

Project	Location/Address	PCT	Size (m2)	Capital cost (£m)	Main Contractor	Estimated Lease Plus (Revenue) cost (p.a.)	Est financial close	Est start on site	Est completion	Current status
Finch Road NHS Centre	Corner of finch rd & Lozells rd, Lozells	HoB	2,886	4.7m	Costain	£685k	26-Jun-06	Jul-06	22-Oct-07	Financial Close reached on 26/6/06. Steve Hinckes is Project Manager. Building is now complete and was operational from 17/12/07. Discussions with GPs on subleases ongoing - T.Dean leading on this.
Streetly Road Primary Care Centre	Capilano rd/ Dovedale rd, Perry Common	BEN	2,087	3.8m	Mansells	£611k	2-Oct-06	6-Nov-06	03-Feb-08	Financial close reached on 2/10/06. Site now in ownership of BaSS. Project Manager - Melvin Henry. Building was handed over to BaSS on 14/1/08 (3 weeks earlier than the contract date). PCT took handover on 4/2/08. PCT planning for building to be operational 14/4/08 for the PCT services. Negotiations with GP Practice on sublease have been concluded and the GPs plan to relocate on 15th December.
Summerfield Primary Care Centre	Corner of Dudley Rd/ Winson Green Rd/Heath St, Winson Green	HoB	3,057	5.093m	Costain	£750k	24-Aug-06	25-Sep-06	29-Jan-08	> Financial close reached 24th August 06. Financial Model to be adjusted in due course to reflect the Health portion of the site only - BaSS to manage Residential development. ACTION - BaSS to agree revised terms with Barclays and adjust the financial model accordingly. All parties to agree on value associated with health and residential portions of the site. Project Manager - Steve Hinckes. A delay of almost 4 weeks for practical completion, the building was handed over to the PCT on 29th February. PCT looking to go live in 2 phases, on 17th and 31st March. Discussions with GPs ongoing - T.Dean leading on this.
West Heath Primary Care Centre	West Heath Hospital, West Heath	South	750	1.4m	Adonis	£224k	21-Jul-06	Aug-06	11/06/2007	> Financial Close reached 21/7/06. Steve Hinckes - Project Manager & SSA representative. Practical Completion certificate issued on 11th June 07. Original handover date was 13th May. PCT plan to move in w/c 25th June; GP practice moved in w.e.f 20/8/07.
Greenridge Primary Care Centre	Yardley Wood Road, Billesley	South	850	1.9m	Adonis	£269k	01-Mar-07	Apr-07	29-Feb-08	> Financial Close reached 1st March 07. PCT Board approved FBC on 24th Jan; Project Manager - Phil Southern. Delay to start on site of 5 weeks due to City Council problems with site personnel. A delay of a week for practical completion was experienced (7th March), however PCT will start its commissioning period on 14th March so there is no effect on the PCT. GP sublease now in place. Building became operational on 7th April however PCT are experiencing some operational issues due to lack of progress on snagging items.

Phase 3 Projects

Project	Location/Address	PCT	Size (m2)	Capital cost (£m)	Main Contractor	Estimated Lease Plus (Revenue) cost (p.a.)	Est financial close	Est start on site	Est completion	Current status
Stockland Green PCC	Reservoir Road, Stockland Green	BEN	3,041	5.1	Mansells	£838k	19-Dec-06	19-Feb-07	Phase 1-27 May 08, Phase 2 & 3 Dec 08	> Financial Close reached 19/12/06. PCT Board approved FBC 13/12/06. Planning consent rec'd March 06. Existing Dentist Lease surrendered and HoT's and Agreement to Lease agreed. Project Manager - Melvin Henry. PCT has now fully occupied the new primary care centre. The old health centre was handed over to BaS on 30th June 08 - demolition has now commenced on site. Discussions still ongoing with the 3 GP Practices on the sublease and the purchase of Reservoir Road Surgery. Phase 2/3 weeks are likely to be completed ahead of programme (end of November) which will see the completion of the patient car park about 3/4 weeks early.
Saltley	Clodeshall Road, Saltley	BEN	3,800 (tbc)	tbc		tbc	tbc	tbc	tbc	> Site requirement for Clodeshall Rd site has been confirmed as 1.74 acres. BCC Cabinet has approved the allocation of the site for health use, which now means that BaSS can start to negotiate on the purchase of the site. However, the PCT will purchase the site from BCC and sell it onto BaSS at financial close. The site purchase should take place this financial year (08/09), in conjunction with the BCC's plan to purchase an adjacent site. A planning application was submitted to BCC on 13th October 08. The Stage 1 submission (in line with the new guidance) is being worked up at present, it is anticipated to go to the Board in December 08/January 09 for approval and then on to the SHA.

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Stechford	Former Richmond pub, Richmond Road, Stechford	BEN	2,767	4.9	Thomas Vale	756k	31/01/2008	Mar-08	May-09	Financial Close was reached on 31st January 08 as anticipated. BaSS now own the Richmond site and building work has commenced on site. Completion due in May 09. Project Manager - Melvin Henry.

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Sheldon Heath	Sheldon Heath Road (Site adjacent to proposed BCC Special Care Centre)	BEN								A site has been identified for the development of the new centre, which is adjacent to the proposed City Council Special Care Centre on Sheldon Heath Rd. Discussions between BaSS and the Council have concluded Heads of Terms for the land purchase. Outline Planning consent was given on 8th June subject to entering into a Section 106 Agreement for the loss of the playing fields - BaSS/Prime are leading on the S106. PCT are currently firming up its requirements for the new centre. PCT acquired the site in March 08. Project Manager - Steve Hinckes.
Small Heath	Coventry Road/Wright Street, Small Heath	HOB	approx 3000							A site has been identified for the development accessed from Wright Street. The development site is split into 2 parts; both parts are owned by BCC of which 1 part is leased to a local 'community' centre (Rex Centre). Agreement has been reached with the Rex centre to share this part of the site which will be developed as a car park to serve both functions. The site will be transferred to BaSS at Financial Close. PCT acquired the site early April 08. PCT Steering Group and Design Group is currently running. A revised Stage 1 (new guidance) is due to be submitted to the PCT Board in March 09. SHA approval will need to follow.
Eastside	TBC (close to new Matthew Boulton College, City Centre)	HOB	approx 3000							The Project has now been replaced by the PCTs 'City Centre strategy' which will determine the estate strategy & requirements across the city centre. It is likely that the Eastside project will not be developed as originally planned.
Enhanced Service Centre	Yardley Green Hospital, Yardley Green	BEN	tbc							This project will be the permanent solution to replace the temporary Enhanced Service Centre as is now a priority for the PCT. The PCT are due to have the site transferred to them from Secretary of State (possibly via BSMHT) in October/November 08. This project will not have any GP accommodation and should bring about a real transfer of services from Secondary to Primary Care building on the work already developed in the temporary ESC. Service vision and strategy has now been developed by the PCT. A Design Group and Project Group is now up and running with the aim of developing a Stage 1 in spring 09.
Hodge Hill	Drylea Grove, Bromford	BEN	tbc							An Outline Planning Application was submitted by BaS, a decision should be known in early April 08. The PCT is currently reviewing the requirements for the project. PCT acquired the site in March 08. Project Manager - Phil Southern.
Farm Road	Farm Rd (existing H/C & Community centre sites)	HOB	3500 approx							PCT and BCC are in discussion about the development of a joint health and community centre on the existing sites. Local consultation with patient and community groups is being undertaken. PCT Board approved OBC on 10th May. SPB Stage 1 approval given in May 07. PCT has now purchased the adjacent former church site. A revised Stage 1 (OBC) needs to be produced and submitted to the PCT Board for reapproval (likely date March 09). Project Steering Group and Design Group are up and running Discussions have been had with the Planning Department and the conclusion will see a development on the new site with a replacement church and overspill car parking on the existing clinic site. Project Manager - Stephen Hinckes.

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Newtown	TBC (3 sites being considered - Existing Wheeler St site, Alma Way & Clyde Tower)	HOB	tbc							PCT are looking to replace existing H/C. 3 sites have been proposed as possible development sites but the exact location needs to be considered in conjunction with the PCTs 2010 strategy and the Council's local area plan. Project Steering Group up and running. Community consultation being undertaken by BCC on wider Aston/Newtown area and PCT consulting on Newtown replacement. PCT now looking at option to develop another site in locality - discussions progressing with owners. Project Manager - Steve Hinckes
Balsall Heath	Balsall Heath H/C site	HOB	3300 approx							PCT are currently looking at options to develop the existing site. This project will be procured by way of a Design & Build project, using PCT capital monies to fund the whole scheme but with BaSS developing the scheme up to start on site. Project Steering Group and Design Group is up and running. A revised Stage 1 is expected to go to the PCT Board in February 09 for approval and then on to the SHA. Certain services will decant into a refurbished St Patricks whilst the new building is developed. Project Manager - Paul Jones.
Sparkhill	TBC (likely to be existing site but BCC may have alternative site)	HOB	2000 (tbc)							PCT are looking to replace existing H/C with a purpose built new build on the existing site. Potential for decant of existing H/C due to timing of project - Prime reviewing locality for possible sites. Project Steering Group up and running. A revised Stage 1 needs to be produced and submitted to the PCT Board for reapproval - proposed date of February 09 and then on to the SHA for approval. Project Manager - Phil Southern
Colston	Existing site or alternative site in locality	HOB	4000 approx							PCT are currently looking at options to develop the existing site or an alternative site. Prime are in discussions with Crest Nicholson to explore another possible development site. Project Steering and User Groups are up and running. A Stage 1 is proposed for Board submission in March 09 and then submission to the SHA for approval. Adjacent running track site looks to be an unlikely development site due to local community requirements for the site. Project Manager - Melvin Henry.
Craig Croft	Existing clinic/GP site	Solihull	tbc							Solihull Council will be redeveloping Craig Croft locality as part of their regeneration programme. Care Trust has therefore been forced to look at its strategy together with the GPS for the locality, however, there is a problem with the GPs sign up to LIFT.
Aston	Existing health centre	HOB	tbc	£400k		n/a	n/a	Nov-07	01-Feb-08	Capital project to create diagnostic facility for PCTs 2010 strategy. Project is funded from PCT capital monies. Project on site and being managed by SSA. Project completed on time and within budget. Project Manager - Paul Jones.
Perry Barr	TBC	HOB	TBC							PCT has commenced a Steering Group to explore this project which aims to bring together 3 local GP Practices with associated PCT services. Prime are currently searching the area for suitable sites.
Handsworth Wood	TBC	HOB	TBC							PCT has commenced a Steering Group to explore this project which aims to bring together local GP Practices with associated PCT services. Prime are currently undertaking an optional appraisal on 3 identified sites.

* Changes from previous report shown in red. Actions shown in bold.