



To: Executive Councillor for Housing: Councillor Kevin Price  
Report by: Alan Carter  
Relevant scrutiny Housing 4/11/2014  
committee: Scrutiny Committee  
Wards affected: Abbey Arbury Castle Cherry Hinton Coleridge  
East Chesterton King's Hedges Market Newnham  
Petersfield Queen Edith's Romsey Trumpington  
West Chesterton

**REFURBISHMENT OF THE CAMBRIDGE ACCESS SURGERY - URGENT  
DECISION**  
**Not a Key Decision**

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**1. Executive summary**

The purpose of this paper is to seek approval to spend capital monies, which are earmarked within the repair and renewals funds for the Access Surgery, but where the scheme does not currently appear in the Capital Plan and the costs exceed £10,000 in total. This is an urgent decision because the building work has already commenced.

**2. Recommendations**

The Executive Councillor is recommended:

To ask the Council (with the decision to be taken out of cycle by the Leader) for an increase of £80,000, in the capital expenditure already included in the Council's Capital Plan as part of the project for the completion of the refurbishment works at 125 Newmarket Road. This expenditure will be fully financed using repairs and renewals funding, and is in addition to the £100,000 approved at Community Services Committee in March 2012 **(please refer to appendix 1)**.

**3. Background**

The Cambridge Access Surgery is based at 125 Newmarket Road, Cambridge. The surgery offers a primary health care service for homeless people in the City and the Council received then Office of the Deputy Prime Minister (ODPM) funding back in 2003 to establish the service in partnership with the Primary Care Trust (PCT). The Council owns the building and it is

currently leased to Malling Healthcare with a sub-lease to the current contract holder for street and mental health outreach services in the City (currently Crime Reduction Initiatives - CRI).

As part of its 2009-12 Homelessness Strategy the Council had an objective to create a One-Stop Shop for healthcare services for homeless people. A report went to Community Services Scrutiny Committee in March 2012 requesting £100,000 of funding from the repair and renewals fund be set aside to make the building fit-for-purpose to create the One-Stop-Shop (**appendix 1**). This request was approved and the decision can be viewed at

<http://democracy.cambridge.gov.uk/documents/g529/Printed%20minutes%2015th-Mar-2012%2013.30%20Community%20Services%20Scrutiny%20Committee.pdf?T=1> (page 4/5)

Following approval at committee, the project was subsequently delayed because the Primary Care Trust (PCT) was being wound down and it was not clear for some time which organisation the Council would enter into a lease with. Following a tender process a new organisation was appointed to run the Access Surgery and the Council entered into a lease with Malling Healthcare on 1<sup>st</sup> October 2013.

The refurbishment works were subsequently tendered and a contract was awarded. The contractors started on site in May 2014 and are set to complete in December. Both in the time leading up to the award of the healthcare contract and the subsequent drafting of the specification for the refurbishment contract, the Housing Advice Service took the view that it would make sense to cease all routine maintenance works at 125 Newmarket Road and include them in the specification so that all the works could be completed together in a logical order under one single building project. The building has not formed part of the Council's cyclical maintenance programme up until now and significant improvements were required to bring the building up to standard.

The works that were added into the contract, which the Council would normally expect to pick up as part of its maintenance responsibilities under the current lease include mechanical and electrical installation upgrades, which alone account for more than £65,000.

The current estimation for the work in total is £167,821 (excluding project management fees of 9.75% of the contract sum). An arrangement has been entered into with Malling Health for the company to make a contribution of up to £15,000, calculated on the basis of fittings requested by the company that are either necessary clinical items or are of better quality than the standard item but represent better long-term value.

Officers were aware that sufficient monies were set aside in the repair and renewals funds to cover the cost of the works. However, as the additional sums (beyond that agreed by committee in 2012) are above £10,000 approval is required for the additional works, and for both the expenditure and financing to be incorporated into the capital plan.

#### **4. Implications**

##### **(a) Financial Implications**

This expenditure will be fully financed using repairs and renewals funding, and is in addition to the £100,000 approved at Community Services Committee in March 2012

As at the end of September 2014 there was £285,048.91 in the joint repairs and renewals fund for 125 and 451 Newmarket Road, which is considered sufficient to meet both this cost and future projected investment need.

##### **(b) Staffing Implications (if not covered in Consultations Section)**

None

##### **(c) Equality and Poverty Implications**

The Access Surgery offers a primary healthcare service to patients who are homeless or formerly homeless and traditionally suffer from poor health care outcomes and low life expectancy. The surgery continues to ensure that access to both primary and secondary health services is more readily available for this patient group. For these reasons it was not felt necessary to conduct an Equality Impact Assessment.

##### **(d) Environmental Implications**

+M – the newly refurbished building will be more energy efficient with a new air ventilation system and secondary double glazing a feature of the refurbishment works

##### **(e) Procurement**

The procurement process was led by Freeman Rees Roberts (architects) on behalf of the Council

##### **(f) Consultation and communication**

The consultation process is outlined in the previous committee report contained at appendix 1.

The Council is proposing a news release in December when the works are complete.

(g) **Community Safety**

None

**5. Background papers**

None

**6. Appendices**

Appendix 1 - Report to Community Services Scrutiny Committee, March 2012

**7. Inspection of papers**

To inspect the background papers or if you have a query on the report please contact:

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