

## BOB Primary care estates prioritisation matrix v2

CRITERIA AGREED	Measurement	SCORE 0	SCORE 5	SCORE 10	SCORE 15	SCORE 25	SCORE 40	SCORE 75	Other comments	Max Score	Category
Current space is less than needed for the current practice list size	m2 / list size (NHSE 2013 criteria)	Current space is adequate for existing list		Space is currently less than needed in practice (10% to 25 % more is needed)	Space is currently less than needed in practice (26% to 39% more is needed)	Space is currently less than needed in practice (40% to 49% more is needed)	Space is currently less than needed in practice (50% - 99 % more is needed)	Space is currently less than needed in practice (> 100% more is needed)		75	estates drivers max score of 220 (36.6% of total)
Addresses where current premises unsuitable/ not fit for delivery of primary care	Oakleaf 6 Facet survey	No C in any facet	1-2 "C" items	3-4 or more C	5 or more C + over crowded				X the number of Practices relocating	45	
Solves a significant Estates resilience issue/ sustainability issue (including no fault owner-occupier to leasehold transition issues)	Significant current lease issues that can't be dealt with on lease renewal/ by reasonable negotiation	No significant current lease issues			Lease expiring within 5 years with prospect of being renewed on unfavourable terms	Lease with no security of tenure			X the number of leases relocating	75	
Project deliverability (positive)	Planning and legal constraints/risks	planning and other development risks deemed significant and no development partner			Practice financial commitment with Developers on board	clear and rapid deliverability evidently possible				25	
Fits with OCCG strategy for sustainable primary care - working at scale	<b>Projected</b> list size (taking into account population growth)	Practice < 8000 list size	Practice/ combined Practice 8001 to 12000	Practice/ combined Practice 12001 to 20000	Practice/ combined Practice 20001 to 30000	Practice/ combined Practice 30001 to 40000	Practice/ combined list size >40000			40	population drivers max score of 190 (31.7% of total)
Provides required capacity in areas of population growth and where current space is less than needed for the <b>anticipated</b> practice list size	Population growth to 2031 as % of current population	No discernable population growth until 2031	Practice population likely to grow by 5 - 15%		Practice population likely to grow by 16- 22%	Practice population likely to grow by 23- 30%	Practice population likely to grow by 31% to 40%	Practice population likely to grow by >40%		75	
Practice in an area of high deprivation	% of practice list in lowest 20% IMD	<2%	2.01 to 10%	10.01 to 20%	20.01 to 40%	>40 %			X the number of practices relocating	75	
<b>Previous priority for Commissioner</b>	In previous Estates Strategies or with priorities identified	NO		YES						10	strategic fit max score of 190 (31.7% of total)
<b>bespoke PCN accommodation provided</b>		NO		YES						15	
<b>identified in CHP PCN Toolkit as requiring more space</b>		NO		YES						15	
Supports whole system estate development where relevant eg: One Public estate/co-location with other NHS services	A development sympathetic to ICS aims/ principles	NO - isolated project (just GMS space)				Supports 2+ NHS organisations working together	Supports 2+ NHS organisations working together, and is an OPE/ Local Authority Project			40	
Supports practices co-locating, sharing space and facilities and conducive to practice mergers now or in the future - to include consideration of distance from other health services and public transport network	Supports practices co-locating, resulting in more services/better access	Delivers solution for only one practice <b>building</b>				Delivers solution for two practices or <b>practice buildings</b>	Delivers solution for three or more practices or <b>practice buildings</b>			40	
Makes optimal use of available infrastructure funds	Developers contributions or NHS capital funding	Capital funding available to build (NHS E and/or Developer contributions)	No funding available	Funding available to abate rent by 10% or less	Funding available to abate rent by 11 % to 24%	Funding available to abate rent by 25 % to 40%	Funding available to abate the rent by 40 % to 55%	Funding available to abate rent by >55%		75	
		<b>SCORE 0</b>	<b>SCORE 5</b>	<b>SCORE 10</b>	<b>SCORE 15</b>	<b>SCORE 25</b>	<b>SCORE 40</b>	<b>SCORE 75</b>	Other comments		
									<b>TOTAL</b>	<b>605</b>	