



Pelham Medical Practice

We have created a patient survey as we want to know what you think about a proposal to move all our services to a new purpose built GP Surgery and to establish what impact it may have on you as a patient. We would therefore be very grateful if you could complete the attached survey once you have read this information pack since it will help us make the best decisions for our practice and patients.

We are proposing to relocate our two surgeries from Pelham Road (17 Pelham Road, Gravesend, DA11 0HN) and St Gregory's (116 St Gregory's Crescent, Gravesend, DA12 4JW) to the former site of St Joseph's Convent Preparatory School, 46 Old Road East, Gravesend, DA12 1NR. The new proposed site at St Joseph's is about 1.8 km from Pelham Road and 1.5 km for St Gregory's by road. The new St Joseph's site would allow the practice to expand the services we provide from the current patient list size of over 14,800 patients to 20,000 patients.

Current Site Issues:

The main surgery site 17 Pelham Rd (DA11 0HN) is a converted Lodge constructed in 1901 with 3 floors. It has 9 clinical rooms and hosts much of the Practice's business and admin functions. 4 of the clinical rooms are located on the first floor. Access to these rooms is via the original staircase which served the house when the property was in residential use. The clinical rooms are below the recommended 16 sq m in size, most are typically 12-14 sq m, making it difficult to socially distance. Although we have fitted washable flooring to public areas, the remaining fit out no longer meets current NHS guidance on infection control. Circulation is difficult with narrow corridors and a ramp connecting the waiting room and access to clinical rooms in the old building. The lease on the building expired in April 2018 and we have been trying to renew the lease for the past 5 years. The condition of the Pelham building continues to decline and the new lease for 17 Pelham Road being negotiated would run to 26/1/25 as negotiations have taken so long.

The branch site, 116 St Gregory's Crescent (DA12 4JW), is a single storey building which is owned by the practice. Built in the 1950s with an extension added in the 1980s. The building is not fit for purpose and we have looked into making improvements and expanding the facilities but the site is not big enough to support an expansion and the current layout would need to be completely changed as rooms are too small and corridors are far too narrow (less than 1 metre wide) not allowing easy access for disabled patients. Adaptation and reconfiguration would be highly disruptive to the service and would not be financially viable or practical as most of the car park would need to be used to bring up to standard and to expand capacity.

Both GP surgeries are working at full capacity, even with some staff working remotely, we cannot now employ anymore staff as all rooms are fully occupied and our list size is increasing by over 6% per annum historically and recently this has been increasing to nearer 8% when we look at the last few months of registrations. Pelham Road and St Gregory's surgeries are not compliant with the new way of working in primary care and need to be replaced as was highlighted in the recent NHS Kent and Medway Integrated Care Board (ICB) estates planning assessment of our buildings which advised they would both need replacing as they were not fit for purpose.

Proposed New Site:

The objective of this proposal is to develop a modern, fit for purpose and flexible GP Surgery from which to deliver long term, high quality GP services to our current patients and the growing population of Gravesham. The proposed site for the new medical centre is the former site of St Joseph's Convent Preparatory School, 46 Old Road East, Gravesend, DA12 1NR. The project provides a response to; replacing two non-compliant fully utilised GP surgeries, Gravesham's predicted future population growth, the NHS national and local strategic and operational requirements, the NHS new ways of working and models of care and at scale working.

In summary, as a practice we are looking to:

- Resolve the current premises issues through a new purpose built, easily accessible, future proofed and energy efficient premises offering a clean and safe environment with more flexible and adaptable facilities
- Find a solution to providing a fit for purpose quality GP service for the increasing population of Gravesham without damaging the GP service already provided to our current patients. The solution we are proposing will even improve the quality of GP services to our current patients without causing any disruption to the service while the new surgery is built.
- Creation of additional primary care capacity through the training and hiring of new staff
- Improve and enhance access to effective care from within the surgery by working with other community service providers and multi-disciplinary teams under one roof
- Better access to high quality primary care including extended hours, improvement in the quality of services and enhanced services from fit for purpose facilities
- Increased training capacity for the current team, allowing an expansion to our training of trainee GPs and further development and up skilling of our Nursing team.
- Improved career development opportunities for all staff. Ultimately allowing us to retain staff and assisting us in better succession planning across the whole practice team and all services
- New facilities will also improve staff recruitment to our practice and help secure the longer term sustainability of our GP services. Benefiting patients who will be seen by better qualified and motivated staff, working from safe and compliant facilities providing an improved continuity of care
- Reduced pressure on secondary care services with fewer journeys to hospital for patients
- Improved services and support for all patients and specifically older patients, those with learning and physical disabilities and those with long term conditions
- Expand and improve upon linking and supplying patients and their families with sources of support within the community by promoting integrated health and social care through social prescribing
- Better promoted preventative care utilising larger reception space adaptable to accommodate group consultations, community support groups with smaller group consulting room for more clinical and structured group reviews and support sessions. Expanding on weight management classes (exercise & nutrition) with walking groups and exercise classes within the new developments public spaces and park to improve physical health and linking in with counselling to also improve patient wellbeing and mental health
- Ability to better manage any future pandemics by being able to isolate patients within a clinical setting, superior infection control, able to maintain good social distancing with improved ventilation and increased capacity to vaccinate more patients in much safer facilities, helping to keep patients and staff safe.
- The new facility will allow flexibility to supply services to our Primary Care Network (PCN) member practices, manage both planned patient growth and for any future changes in the operations of other practices in the wider Gravesham area providing a highly flexible and sustainable solution for the Primary Care Network as a whole.

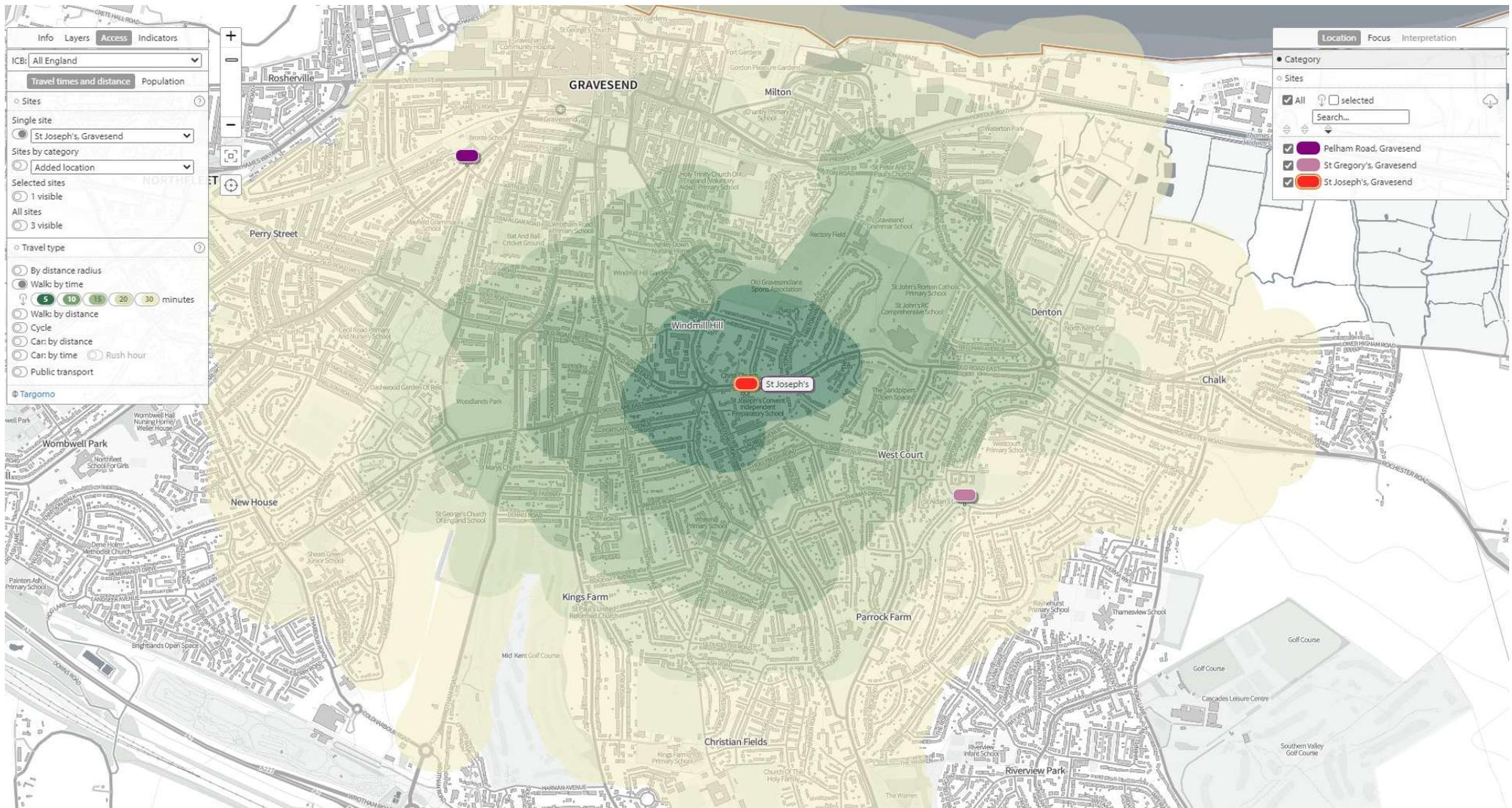
In contrast to our current Pelham Road and St Gregory's sites, the new proposed St Joseph's surgery would have:

Facilities	Pelham & St Gregory's Combined	Proposed new site at St Joseph's
Floor area	572 m2	1,350 m2
Patient List Size	14,000 max (current list size is ~15,000)	20,000 – managed safely with the ability to expand
Consulting rooms	12 (not NHS compliant as too small)	15 – Includes large group consulting room
Clinical treatment rooms	3 (not NHS compliant as too small)	5
Small Consulting Rooms	-	2
Reception and Waiting Area	2 small reception and waiting areas with no means of confidentiality	2 large reception and waiting areas with room for social distancing and improved confidentiality
Check-in-Area	-	1
Patient Interview Room (Reception)	-	1
Flexible Meeting Room & Large Group Training Facilities	-	1
Clean and Dirty Utility Rooms	1	4
Patient Changing / Recovery Room	-	1
Baby Changing	1	1
Disabled WCs	1	3
Visitors WCs	2	3
Staff rest room facility	2 small areas but shared with medical consumables storage	1
Shower Room	-	1
Clinical Audit & Admin Room – Allows GPs & other clinicians to complete admin work and clinical audits without utilising a clinical room	-	1
Equipment & Medical Consumables Storage Rooms	-	4
Plant Room & Domestic Services Room	No	1
Communications & Server Room	- Unsecured in Corridors	1

NEW PROPOSED SITE LOCATION

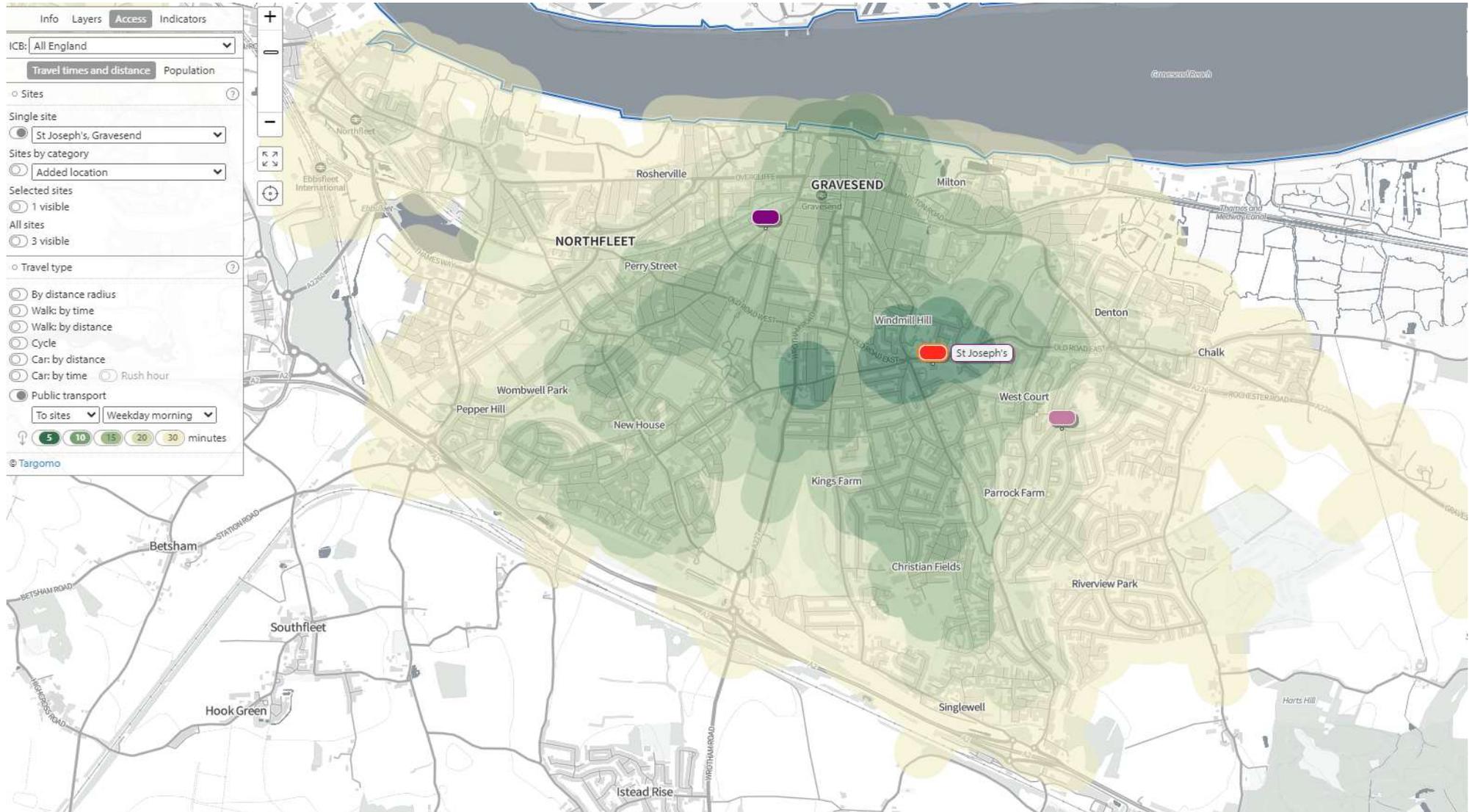
Walking Times to St Joseph's (5 minute to 30 minute zones) – Walking from Gravesend town centre takes 9 mins (per Google maps)

It is a 1.1 mile (1.8 km) walk from Pelham to St Joseph's taking 21 minutes to walk (we have walk it in 15mins) and 5 minutes to drive. The distance from St Gregory's to St Joseph's is 0.9 miles (1.4 km) taking 17 minutes to walk (we have walked it in just under 15 mins) and 4 minutes to drive. We will also have cycle sheds at the new surgery where you can secure bicycles which is something we have not been able to provide patients in the past.



Public Transport Travelling Times to St Joseph's (5 minute to 30 minute zones) – The 483 Bus (2 per hour) taking 7mins from Gravesend Town Centre to Echo Square

Travel time by public transport is estimated as 20 minutes from Pelham surgery but the Arriva 483 bus takes just 12 minutes to get you to Echo Square which is less than a 2 minute walk from the new surgery. The estimated travel time from St Gregory's Surgery is 30 minutes per the below map and this is fairly accurate if you catch the 490A from Kings Farm Hillside Avenue changing at Barrack Row (Gravesend Town Centre) on to the 483 bus but the travelling time from St Gregory's can be reduced to 21 minutes if you were able to take the 481 from Westcourt St Gregory's Crescent again changing on to the 483 at Barrack Row but all these times would depend on making your connection. Please see the Arriva website to plan your journey by public transport <https://www.arrivabus.co.uk/>



PROPOSED ST JOSEPH'S DEVELOPMENT PLANS

Doctors Surgery Park View



Doctors Surgery Park View



Doctors Surgery Back View



Initial Site Aerials



A new GP Surgery is proposed on the St Joseph's site which will provide a modern, purpose built facility including 22 new consulting/treatment rooms. The new building would be three storeys in height, alongside a dedicated car park for up to 38 cars (including 4 disabled bays), with a drop off/pick up point.

Proposed Development Layout



The proposed new GP Surgery will sit in the middle of a residential development creating 56 new homes within a high quality, inclusive and safe community. The development will also include a public open space and play areas which can be enjoyed by all.



The proposed layout is arranged to accommodate a main spine road running through the site. The development will be accessed by vehicles and pedestrians from Old Road East, with a secondary pedestrian access from Coombe Road. Ample parking for residents will be provided on site along with visitor's spaces throughout the site.

FINAL MESSAGE FROM THE MEDICAL PRACTICE GP PARTNERS

We have looked to provide a lot of information about the proposed move in this document and we hope that it helps to explain the need for us as a practice to build a new health care centre. As GPs, who have worked and lived in and around the Gravesham area for many years we feel passionately about this project since it is by far the best option we have found after 10 years of looking and searching for a potential sites. This new surgery would not only increase the quality of the health services we provide as a practice but it would secure the long term future of the practice within Gravesham.

We therefore strongly recommend that you support this proposal as it secures safer quality health care facilities from which to work and be treated, within a central Gravesham location. Other site options considered as being potentially workable are on the outskirts of or even outside Gravesham and we believe as a practice these options would not benefit you our patients or our local community of Gravesham as much as this proposal. It would also take us much longer to negotiate and secure these sites and we cannot afford to delay moving to new facilities as our current surgeries continue to deteriorate and the population of Gravesham grows putting more pressure on our staff and services.

Unfortunately staying in our current surgeries is not a long term option and this proposal will produce a best in class health care facility, in a good location and in a much quicker time frame than any other options that we have considered in the past or that would potentially be available in the future.

Please support this proposal by giving your feedback and to raise any concerns so that we can look to address these issues and move forward with this very exciting project to secure the long term future of GP services within Gravesham.

Many Thanks



Dr Sahota



Dr Chitambar



Dr Okeze



Dr Ghazlan