

## STAFFORD BOROUGH LOCAL DEVELOPMENT FRAMEWORK

### MEETING BETWEEN SOUTHERN STAFFORDSHIRE PRIMARY CARE TRUST AND STAFFORD BOROUGH COUNCIL

**DATE OF MEETING: 27 FEBRUARY 2008**

*Officers in Attendance:*

Steve Lloyd - Head of Estates Southern Staffordshire Primary Care Trust  
Alex Yendole - Principal Planning Officer, Stafford Borough Council

- The National Health Service's current objective is to align with social care and health services delivered by County Councils, in this case Staffordshire County Council.
- In October 2006, prior to the establishment of the 'new' organisation known as the Southern Staffordshire Primary Care Trust, commitment had already been given to building four new Health Centres. The Southern Staffordshire Primary Care Trust covers the local authority Districts of Cannock Chase, East Staffordshire Borough, South Staffordshire, Tamworth Borough, Lichfield District and Stafford Borough. The locality division of the Southern Staffordshire Primary Care Trust is divided east to west.
- Stafford Borough is within the western locality covered by Geraint Griffiths. The Locality Director has a key role in terms of commissioning services and facilities provided through GP's employed to deliver patient requirement. It should be noted that the National Health Service is prone to politically influences from national politicians to a much greater extent than Local Authorities.
- SL's role since being commissioned by the Primary Care Trust in November 2007 changed from completing the building contracts, liaising with developers and opening the new Primary Care Trust health centres to also developing an Estates Strategy for the organisation. The role is to ensure that all these projects are delivered to timescale, which is challenging.
- The purpose of the Estate Strategy is to publish a plan setting out the future of properties within the Primary Care Trust. The Strategy will assess the current estate, the age and condition of the buildings, potential disposal / major refurbishment of existing properties, future utilisation and energy use. A report will be published and submitted to the South Staffordshire Primary Care Trust Board in April or May 2008 to consider next steps. The main objective is for Health Agencies to focus on sustainable long term locations, where people will be living in the future based on a 25 year perspective to deliver GP provision.
- The Regional Spatial Strategy provides development figures at the macro level, which will be used by the Estate Strategy on the basis of 2 - 3 people per household, to deliver an appropriate level of services. There is sufficient anticipated levels of growth in Stafford and Burton-upon-Trent which will require

further assessment of health service needs. The approach for the Primary Care Trust is to consider the next 10 - 15 years and consider the building of new Health Centres where housing development will occur, rather than constructing a new Health Centre where provision currently exists. If there is a shift in population and the quantity of housing to another area the new health centre may only be fit for purpose over a shorter timeframe, therefore not being in the right place. It is anticipated, if current trends continue, that new Health Centres will have a tenure of between 25 – 30 years so it is important that these new facilities are in the right locations.

- A more detailed Delivery Plan will be produced after the Estate Strategy has been approved, although there is no certainty this will be prepared by SL. The Delivery Plan for the Estate Strategy will not lead to the Primary Care Trust building properties itself but encourage the development industry to deliver the new health facilities. Generally there is a preference for the private sector or a private financial initiative to deliver the building. A new Health Centre will provide services and facilities to the local community through the private sector. Therefore for effective estate management in the future the Primary Care Trust must work alongside local planning authority decision-makers concerning new residential development through to 2026.
- SL will provide text from the Estate Strategy for consideration by AY by the end of March / early April 2008. AY to liaise with SL to provide Local Authority contact.
- Date of Next Meeting – Monday 21 April 2008 @ 15.00.

Note prepared by Alex Yendole  
Date last revised: 08/01/2009  
Forward Planning Section, Stafford Borough Council