



North East and North Cumbria

Our Reference North East & North Cumbria
ICB FOI 363

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22 May 2023

By Email

Dear

Freedom of Information Act 2000 – Request for Information – NHS North East and North Cumbria Integrated Care Board (NENC ICB)

Thank you for your request received by North of England Commissioning Support (NECS) on 04 May 2023 for information held by NHS North East and North Cumbria Integrated Care Board (NENC ICB) under the provisions of the Freedom of Information Act 2000.

NENC ICB covers the areas of County Durham, Gateshead, Newcastle, North Cumbria, North Tyneside, Northumberland, South Tyneside, Sunderland and Tees Valley.

Please find the information you requested on behalf of the ICB as follows.

Your Request

Under the Freedom of information act I would like to request information within the ICG regarding to current situation regarding the building of a new surgery in Felton Northumberland between the ICG, Assura and Dr Yvonne Lees between Jan 2023 and May 2023. What is the current state of progress for the build? Any information that identifies the project as at risk of collapse for the time period Feb 2023 and the May 2023

Our Response

Please see the following in relation to your request:

- *Following patient and public engagement a detailed planning application is ready for submission to the Local Authority.*

- *All surveys and technical reports have been completed.*
- *Agreement for Land transfer with the Parish Council is progressing*
- *The section 106 agreement was extended in November providing a further 2yrs to access into the scheme.*

Prior to planning submission, an agreement for Lease needs to be signed with a minimum of 2 GMS contract holders and conditional purchase agreement with Felton Parish Council. The practice has stated no lease can be signed until the existing negotiations with current landlord is complete.

Immediate actions required:

- *GP's to review contracts and issue instructions via solicitors*
- *GP's to confirm the building specification is agreed*
- *Exchange contracts*

Risks:

- *Viability is at risk through construction tender price inflation. Costs have already increased since the original proposal was agreed in 2022 this project is at risk of further inflationary costs pushing the total scheme beyond affordable rent reimbursement levels.*
- *The Developer cannot progress tender for the building works and coordinated design phases until a legal commitment from the practice is signed.*

In line with the Information Commissioner's directive on the disclosure of information under the Freedom of Information Act 2000 your request will form part of our disclosure log. Therefore, a version of our response which will protect your anonymity will be posted on the NHS ICB website <https://northeastnorthcumbria.nhs.uk/>.

If you have any queries or wish to discuss the information supplied, please do not hesitate to contact me on the above telephone number or at the above address.

If you are unhappy with the service you have received in relation to your request and wish to make a complaint or request a review of our decision, you should write to the Senior Governance Manager using the contact details at the top of this letter quoting the appropriate reference number.

If you are not content with the outcome your complaint, you may apply directly to the Information Commissioner for a decision. Generally, the Information Commissioner cannot make a decision unless you have exhausted the complaints procedure provided by the North of England Commissioning Support Unit.

The Information Commissioner can be contacted at:

Information Commissioner's Office
Wycliffe House
Water Lane
Wilmslow
Cheshire
SK9 5AF

www.ico.gov.uk

Any information we provide following your request under the Freedom of Information Act will not confer an automatic right for you to re-use that information, for example to publish

it. If you wish to re-use the information that we provide and you do not specify this in your initial application for information then you must make a further request for its re-use as per the Re-Use of Public Sector Information Regulations 2015 www.legislation.gov.uk . This will not affect your initial information request.

Yours sincerely

Pamela Coxon

Pamela Coxon
Information Governance Officer