

Peckwater Briefing Report

Context

This briefing paper provides some context on the current key factors in relation to the CNWL services in South Wing and is always intended to address the concerns from the members of the Scrutiny Committee.

Due to the result of the Camden and Islington original Public Consultation and the London Borough of Camden's (LBC) planning intentions, there is a requirement to include South Wing in the St Pancras Hospital (SPH) redevelopment. For this to happen the rehabilitation wards (54 beds delivered by Central and North West London NHS Foundation Trust (CNWL) within South Wing) need to be re-provided elsewhere.

C&I are working with key stakeholders including CNWL on the production of an Outline Business Case, as part of the St Pancras programme. C&I in conjunction with North Central London Integrated Care System have conducted a joint option analysis regarding the re-provision of the rehabilitation beds off site. Included in these options were a potential purchase and build on private land, possible development offers as well as demolishing and building a new facility on an NHS Property Services (NHS PS) site in Central Camden (Peckwater). CNWL are already renting space within Peckwater as are C&I from NHS PS.

A development at Peckwater has the potential to bring together services from across the ICS, from Royal Free, C&I and our services at CNWL. CNWL have been clear that we are unable to consider any options that results in a reduction in bed numbers and none are planned as part of this move.

C&I are working on the appointment of specialist advisors and project management support to lead the business case with a planned SOC submission early in the new financial year.

Service Continuity and Displacement Risk

Currently the conversations with the Camden and Islington Team around the Peckwater option are at quite a high level. C&I are fully aware of the requirements for the clinical teams and inpatient beds relocating from South Wing, which are included in the space plans along with the Peckwater teams; more detailed design workshops are planned over the coming months.

The only uncertainty as part of the planning for the move is that since March 2020 a large proportion of the ground floor space at Peckwater Centre (PWC) has been converted for use by Primary Care Services as part of the NCL CCG COVID response. Initially this was as a "hot hub" for people with COVID symptoms who could be managed outside hospital and subsequently as a mass vaccination centre for the population of this part of Camden. Whether a solution is found for these services as part of the moves or, as CNWL were previously planning we are still determining with the CCG. CNWL are currently managing the short-term impact of the loss of these spaces which the CCG is fully sighted on; this impacts on our efficiency of delivery but services have been continued.

Peckwater Premises Design

As part of the development and feasibility of Peckwater there will be a need to demonstrate to a number of parties, whether this be the local authority planning team, stakeholders and service users that this space meets the needs of the occupiers.

This work will now continue with the appointment of specialist advisors and project management support. A detailed list of outputs and requirements will be formed for the required clinical and specialist needs of the site. Any new site will need to be designed using current Health Building notes which guide design and will likely mean our patient space will be more generous than we currently have at St Pancras. The building at St Pancras is in need of continual small repairs and refurbishment, and a move to a new site will inevitably provide an improved environment for both staff and patients

Peckwater Site Benefits

CNWL (and Camden Provider Services before it) have long held the view that South Wing is not fit for purpose. CNWL were involved in the initial business case for the ownership of the St Pancras Hospital site from Camden PCT to Camden and Islington NHS Foundation Trust (CIFT) in 2013. A key benefit for the Peckwater site is to ensure the service maintains its identity as community provision, and is linked into these wider community services, as well as primary and mental health care. There is an opportunity as part of this move to work closely with the Royal Free renal dialysis unit from St Pancras (North Wing) to collocate with the GP practice at a single location at Peckwater Centre in Kentish Town.

Access to outdoor space

C&I are clear of our requirement for outside space and although designing the building to provide outside space on such a tight site will be a challenge, it is possible and there are examples that have been provided as to similar solutions elsewhere. This will be an output from the design workshops mentioned about which are due to take place over the coming months. CNWL anticipate this to be a benefit of the move.

Transport Links

Included is a map of Peckwater in relation to the current location at South Wing, this site is well supported with transport links with the following routes that pass near Peckwater Health Centre.

Bus: 134, 253, 29, 390, 393, 88

Train: Overground and Thameslink

Tube: Northern Line



Ends
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