

**From:** GRUTE, George (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST)

<george.grute@nhs.net>

**Sent:** 03 September 2021 18:33

**To:** Matthew Diamond <Matthew.Diamond@exeter.gov.uk>

**Cc:** DICKEN, Malcolm (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST)

<malcolm.dicken@nhs.net>; MORGAN, Linda (NHS DEVON CCG) <lmorgan@nhs.net>; ONEILL,

Hannah (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) <hannah.oneill1@nhs.net>

**Subject:** RE: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Dear Matt here are some specifics

Barnfield Hill:

1. Turn existing admin room (PM Office) into additional clinical space – sink required and usual clinical room fit out with cabinetry to host added capacity, additional GP sessions. Costing based on previous work + 2%. Create additional GP clinical room to expand GP team, Existing PM office can be converted by adding a sink and cabinetry, flooring, lighting improvements and couch space to create an additional GP room. Barnfield are hoping to increase their GP team by 6 sessions to increase patient access using the recently announced funding for GP Practices by NHSE.
2. Turn existing admin room into additional clinical space for use by GP and nursing team to increase nurse capacity and GP capacity. Based on previous work +2%. Repurposing of 2 x existing space admin space – sink and cabinetry already in rooms Clinical equipment required to kit out the space and cabinetry space for clinical equipment. This will increase nurse capacity and GP capacity – main cost is flooring, cabinetry, lighting improvements and couch space. The practice will equip the rooms with smaller items and equipment usually provided by the practice. Create 2 additional clinical rooms to expand GP and nursing team. The space currently used as an office for our summarising team will be repurposed with new flooring, and equipment to bring up to standard as a clinical room for GP or nurse.
3. Turn existing records room (storage in metal cabinets and dependant on NHS digitalisation of pt. records and removal of paper records from the site) into nursing rooms x 2. Costings based on previous work + 2% , Create 2 additional clinical spaces to expand nursing team. Use of space is dependent on removal of records and digitalisation through NHS Digital – sink and cabinetry, flooring, Clinical equipment required to kit out the space and cabinetry space for nursing equipment. This will increase nurse capacity– main cost is sink units flooring, cabinetry, lighting improvements and couch space. Envisaged use is by phlebotomists and HCA's.

Southernhay:

1. Installation of outside sheltered entrance to assist with social distancing and improve safe access to premises. Existing access point not big enough to cope with growing list size
2. Creation of wheelchair/mobility scooter and cycle parking as an enhancement to phase I as existing provision will be used as footprint for larger entrance area
3. Phase II - Reconfiguration of existing primary medical care area to increase clinical service provision for increasing list size, improve patient access and enhance GDPR and Equality Act compliance.

St Leonards:

Planning for additional space provision required by extending the existing surgery premises. To increase clinical capacity and accommodation for ARRS staff to provide primary medical services to population growth from housing developments proposed locally.

Hope this helps

**George Grute**  
**Commercial Development Manager**  
NHS Local Planning Authority Engagement Team

**Torbay and South Devon NHS Foundation Trust**  
Estates & Facilities Management  
Lowes Bridge  
Torquay TQ2 7AA  
Direct Line: [01803616552](tel:01803616552) | Mobile [07814036683](tel:07814036683)  
Email: [george.grute@nhs.net](mailto:george.grute@nhs.net)  
[www.torbayandsouthdevon.nhs.uk](http://www.torbayandsouthdevon.nhs.uk)

**From:** Matthew Diamond <[Matthew.Diamond@exeter.gov.uk](mailto:Matthew.Diamond@exeter.gov.uk)>  
**Sent:** 02 September 2021 20:49  
**To:** GRUTE, George (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) <[george.grute@nhs.net](mailto:george.grute@nhs.net)>  
**Cc:** DICKEN, Malcolm (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) <[malcolm.dicken@nhs.net](mailto:malcolm.dicken@nhs.net)>; ONEILL, Hannah (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) <[hannah.oneill1@nhs.net](mailto:hannah.oneill1@nhs.net)>; MORGAN, Linda (NHS DEVON CCG) <[lmorgan@nhs.net](mailto:lmorgan@nhs.net)>  
**Subject:** RE: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Thanks George

I've forwarded to the developer. I'm still not clear what the contribution would be spent on though.

Regards

Matt

**Matthew Diamond**  
Principal Project Manager (Development)  
City Development  
Exeter City Council

01392 265214

**From:** GRUTE, George (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) <[george.grute@nhs.net](mailto:george.grute@nhs.net)>  
**Sent:** 01 September 2021 10:59  
**To:** Matthew Diamond <[Matthew.Diamond@exeter.gov.uk](mailto:Matthew.Diamond@exeter.gov.uk)>  
**Cc:** DICKEN, Malcolm (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) <[malcolm.dicken@nhs.net](mailto:malcolm.dicken@nhs.net)>; ONEILL, Hannah (TORBAY AND SOUTH DEVON NHS FOUNDATION TRUST) <[hannah.oneill1@nhs.net](mailto:hannah.oneill1@nhs.net)>; MORGAN, Linda (NHS DEVON CCG) <[lmorgan@nhs.net](mailto:lmorgan@nhs.net)>  
**Subject:** FW: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Dear Matt, I hope you had a restful holiday.

Further to Hannah's email of 12<sup>th</sup> August I have received further clarity from the CCG on some of the developers questions. I hope this helps our contribution request:-

- Is there any identified/committed scheme to which the contributions will be allocated that will deliver the additional capacity that it is alleged will be required by the time that the development is occupied?

We have received Improvement Grant bids for 22/23 from Barnfield Hill and Southernhay Surgeries. The bids are both proposing reconfiguration of existing space to create increased clinical capacity. St Leonards have indicated that they will be approaching the CCG to request funding to bring additional space into use at their practice.

- How would the additional capacity be procured? My planning consultant has recently been involved in a new medical centre scheme for Assura plc which is being delivered by private funding and leased back to the GP Practice. He understands that this is a standard procurement route. If so then what would developer funding contribute towards?

The practices listed above are owned by the GP's rather than leased. Capital schemes would be undertaken by the practices with due diligence being provided to the CCG in order to receive funding. Increased notional rent would be abated as appropriate in line with the Primary care Cost Directions .

Any queries please do not hesitate to contact me.

**George Grute**  
**Commercial Development Manager**  
NHS Local Planning Authority Engagement Team

**Torbay and South Devon NHS Foundation Trust**  
Estates & Facilities Management  
Lowes Bridge  
Torquay TQ2 7AA  
Direct Line: [01803616552](tel:01803616552) | Mobile [07814036683](tel:07814036683)  
Email: [george.grute@nhs.net](mailto:george.grute@nhs.net)  
[www.torbayandsouthdevon.nhs.uk](http://www.torbayandsouthdevon.nhs.uk)

\*\*\*\*\*  
\*\*\*\*\*

This message may contain confidential information. If you are not the intended recipient please:

- i) inform the sender that you have received the message in error before deleting it; and
- ii) do not disclose, copy or distribute information in this e-mail or take any action in relation to its content (to do so is strictly prohibited and may be unlawful).

Thank you for your co-operation.

NHSmial is the secure email, collaboration and directory service available for all NHS staff in England. NHSmial is approved for exchanging patient data and other sensitive information with NHSmial and other accredited email services.

For more information and to find out how you can switch visit [Joining NHSmail - NHSmail Support](#)

**See our [privacy notice](#) for details on how we manage personal information.**

Disclaimer: <http://www.exeter.gov.uk/disclaimer>

\*\*\*\*\*  
\*\*\*\*\*

This message may contain confidential information. If you are not the intended recipient please:

- i) inform the sender that you have received the message in error before deleting it; and
- ii) do not disclose, copy or distribute information in this e-mail or take any action in relation to its content (to do so is strictly prohibited and may be unlawful).

Thank you for your co-operation.

NHSmail is the secure email, collaboration and directory service available for all NHS staff in England. NHSmail is approved for exchanging patient data and other sensitive information with NHSmail and other accredited email services.

For more information and to find out how you can switch visit [Joining NHSmail - NHSmail Support](#)