

WILSON CAMPUS DEVELOPMENT

PROGRAMME HIGHLIGHT REPORT

Programme	Wilson Campus Development
Senior Responsible Officer	Andrew McMyllor
Programme Lead	Sue Howson
Programme Initiation Date	January 2017
Programme Purpose	To fund and deliver new facilities on the Wilson Hospital site to support the delivery of a new health and wellbeing model for the people of East Merton.
Programme Stage	New Project Request

Report Date: 16 November 2018	Reporting Period: Sept 2018 – Oct 2018
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Workstream Status

Service Design and Commissioning	GREEN
Information Technology	Not initiated
Land and Property	GREEN
Community Development	GREEN
Design Development	Not initiated
Legal and Commercial	Not initiated
OPE Project	GREEN

Red: to achieve success immediate remedial action is required
Amber: delay possible, or task/milestone not mission critical
Green: on target to succeed

Overall Status of the Wilson Campus Development Programme	RED
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Current Programme Status

The current status of the project as a whole is **RED**.

The project is currently suspended awaiting an agreed proposal on how the private sector partner (LIFTCo.) manages the risk of an increase in interest rate risks prior to Financial Close of the scheme.

Due to the financial impact that this could have on the New Project Proposal LIFTCo are declining to issue any New Project Proposals until this has been resolved.

Progress Update

Whilst the NHS LIFT procurement process has been delayed we have used the time to advantage to get prepared for the next stage of the project. We are also entering into discussions with NHSPS, CHP and LIFTCo to explore the option for bringing forward some work that could have a favourable impact on the overall timeline. During this period we have we have:

- Appointed project management support to move forward the establishment of a social enterprise organisation to procure and manage the wellbeing services for East Merton.
- The services to be provided on site have been reviewed and the schedule of accommodation amended to reflect the changes. The Service Design and Commissioning Group is now meeting regularly.
- We have started to implement the new project structure and the Project Delivery Group has held its first meeting and is scheduled to meet on a fortnightly basis.
- The Community Reference Group has been established and the first meeting held.
- Appraised the decant options available to accommodate the current Wilson occupants when the building is vacated in readiness for demolition. A feasibility study is currently underway.
- Commenced the process of initiating site surveys. Specifically the specification for the archaeological survey has been prepared and is with Greater London Archaeological Advisory Service (GLAAS) for review and agreement prior to tendering the commission.
- CHP have tendered and appointed the legal and financial advisers for the scheme.
- A new logo and branding has been developed for the Wilson Health and Wellbeing Campus.

No new risks have been identified during this period.

Service design and Commissioning –work has been ongoing on the service design elements, rational for inclusion and benefits analysis. A detailed paper setting out the progress to date is being prepared for the Merton Health and Wellbeing Board and Governing Body in January 2019.

Work is about to be initiated on validating the activity data to ensure that the capacity requirements meet the service needs. We will be working with our strategic partners to test the assumptions prior to updating the Participant's Requirements in line with the outputs from our recent work.

Community/Wellbeing Development – project management resource has been secured by the CCG to progress the development of the wellbeing model and the establishment of a social enterprise organisation to take on the future development and management of the services. Working in conjunction with public health a review of the proposed wellbeing service to be provided on the Wilson site is being undertaken.

A community workshop is being planned for 29 November to discuss the form of the

social enterprise organisation. The event is being hosted by MVSC.

A paper is to be prepared for the next Programme Board setting out the proposed model.

Communications and Engagement - Verbal update

Land and Property – NHSPS have procured their professional team to support the scheme. A meeting was held in October with the LBM planners to discuss the broad principles of the development and planning.

There is ongoing work to assess the best use for the surplus site and the design/access/egress principles.

Ongoing liaison with Greater London Archaeological Advisory Service (GLAAS) regarding the intrusive archaeological surveys required on site.

A feasibility study has been commissioned to further explore and costs the options for the decant solution to vacate the Wilson buildings by January 2020. Four options are currently under consideration. A paper has been prepared for the Programme Board setting out progress to date.

NHSPS attended the first Project Delivery Group hosted at their offices in Gresham Street.

OPE Project (LBM) – The first round of fast-track site valuations is in progress. Other consultants have been appointed to undertake the full Merton Property Review project and the final report was submitted at the end of September.

Change Control

Description of change requested	Impact			Status
	Cost	Programme	Quality	
N/A				

High Level Programme

Milestones/Tasks	Target Date	Estimated date of delivery	% Completed	RAG Status
New programme to be developed on receipt of New Project Proposal				

Tasks for next period (6 week forward view)

- Activity modelling for identified services
- Meetings with strategic partners to ratify the proposed healthcare service configuration for the campus.
- Modelling of sessional requirements for wellbeing services
- Community workshop – Social Enterprise model
- Evaluation of decant options following receipt of final feasibility report.
- To schedule first meeting of Project Board

Key Project Risks and Issues (scores pre-mitigation)

Description of Risk	Score/ RAG	Mitigation	Owner
There are currently no red RAG rated risks on the risk register. Please refer to the Wilson Risk Register for full details.			

Description of Issue	Impact H/M/L	Management Plan	Owner
Interest rate risk to pass to private sector. LIFTCo unable to issue NPP until this has been resolved	H	CHP and Fulcrum to work together to propose a model for mitigating the interest rate risk.	Stephen Spall (Fulcrum) & Eugene Prinsloo (CHP)