



**Client:** Coventry and Warwickshire Integrated Care Board (ICB)  
**Project:** Healthcare Facility Options Appraisal for the Gaydon & Lighthorne Health (GLH) development.  
**Services Provided:** Stakeholder engagement, Financial analysis, Estates appraisal, Capacity modelling, Transport assessment, Commercial assessment.  
**Timescales:** 3 months, Autumn / Winter 2023

**gbpartnerships consult were commissioned through Arden Estate Partnerships to provide Coventry and Warwickshire ICB with a comprehensive Healthcare Facility Options Appraisal regarding a new housing development in Gaydon & Lighthorne Health (GLH).**

The Upper Lighthorne housing development is a significant part of the district council's core strategy. 3,000 new homes will be built over the next 10 years, which will see an increase in the local population by more than 7,200 people, putting a significant strain on the existing local General Practice services.



### Activities undertaken by gbpartnerships:

- **Stakeholder Engagement:** Production of a detailed report summarising the results of stakeholder engagement activities which included: meetings held with Parish Councillors, the local MP, residents, GPs, Stratford District Council, Healthwatch & Housing Developers, public consultation and c.500 responses to an online survey.
- **High Level Financial Analysis:** To determine which options represented the best value for money.
- **Estates Appraisal:** Production of a detailed report on potential extensions to current GP surgeries and new build options at Upper Lighthorne.
- **Capacity Modelling:** using the NHS England PID Estimator, along with our own modelling assumptions, gb consult provided an analysis of current size of growth and estimate the potential future list size growth.
- **Transport Assessment:** Detailed map illustrating the accessibility of current GP practices. Determined the level of local car ownership and frequency of local bus services to each GP surgery.
- **Commercial Assessment:** Detailed options for procurement of a new build facility.



### Our Impact:

gbp's work provided the ICB with:

- **A Cost Effective Solution**, offering value for taxpayers' money and a sustainable use of finite NHS resources for all local residents.
- **Alignment** of the preferred option with national & local strategic plans including: the *NHS Long Term Plan* and the *Fuller stocktake report, Next Steps for Integrating Primary Care*.
- Proactive and creative **Engagement** with 36 stakeholder groups.

The Options Appraisal work carried out by gbp consult provided a detailed analysis of three options to alleviate the strain on current primary care provision and proposed recommendations for how the ICB should proceed.

The appraisal identified:

- the impact that the new housing development will have on local GP services
- the best way to meet the needs of the growing population of Upper Lighthorne.

### Next Steps:

gbp consult via Arden Estates Partnership are looking to support the ICB on the development of a business case to deliver an on-site health facility at Upper Lighthorne.





## The Power of Partnership

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We develop and deliver partnerships with clients across health, local authorities and the wider public sector. Empowering people to change practices, processes and the use of physical assets, in order to embed long lasting organisational transformation.



Unlike other consultancy companies who only provide advisory services, gbpartnerships consult - as part of the gbpartnerships group - are able to apply the group's operational delivery experience in managed services, asset management, property development, and long-term partnerships with 14 local community and healthcare systems across England, to deliver grounded, end to end service transformation, change management and asset management services to clients.



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[www.linkedin.com/showcase/gbpartnerships-consult](https://www.linkedin.com/showcase/gbpartnerships-consult)



If you'd like to find out more or arrange an informal chat about our work contact:  
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