

Managing the Health of the GP Estate

According to the publication 'Pulse' in its edition of 4th August 2015 ***'One in ten practices say premises could be 'hazardous to health.'***

The article continues...

'One in ten GP practices have hazards that could affect the health of patients and staff, according to a survey of GPs and practice managers.

Other problems identified by practices included outdated facilities and unsuitable access for less-able bodied patients.

In some cases, this coupled with poor management and the long-term under investment in existing GP premises has left practices unable to address concerns they think are dangerous.

In all, 270 practices answered the question about potential hazards, with 10% saying they were 'aware of problems with your facility that could be hazardous to health', citing sewerage problems, holes in roofs, 'infestations'. the presence of asbestos and a lack of compliance with fire regulations.'

The full article can be found at the link below:

<http://www.pulsetoday.co.uk/your-practice/practice-topics/premises/one-in-ten-practices-say-premises-could-be-hazardous-to-health/20010669.fullarticle>

With this research evidence in mind **Estate Strategy Group** raises the following questions:

- Does your practice view its property portfolio, purely in terms of bricks and mortar?
- Are your partners confident that your compliance metrics are all in good shape across the whole of your estate, and if so, how do you know this?
- Do your surgery's built assets fully support your healthcare service, and if so how do you know this?
- At your Board meeting, do you know all the risks and opportunities associated with your estates and facilities portfolio?
- Did you know that a greater understanding of your estate is likely to give your service, valuable development opportunities (e.g. saving money or increasing revenue)?

If the answer to any of these questions is no, support is available to put this right.

Maintaining a line of sight

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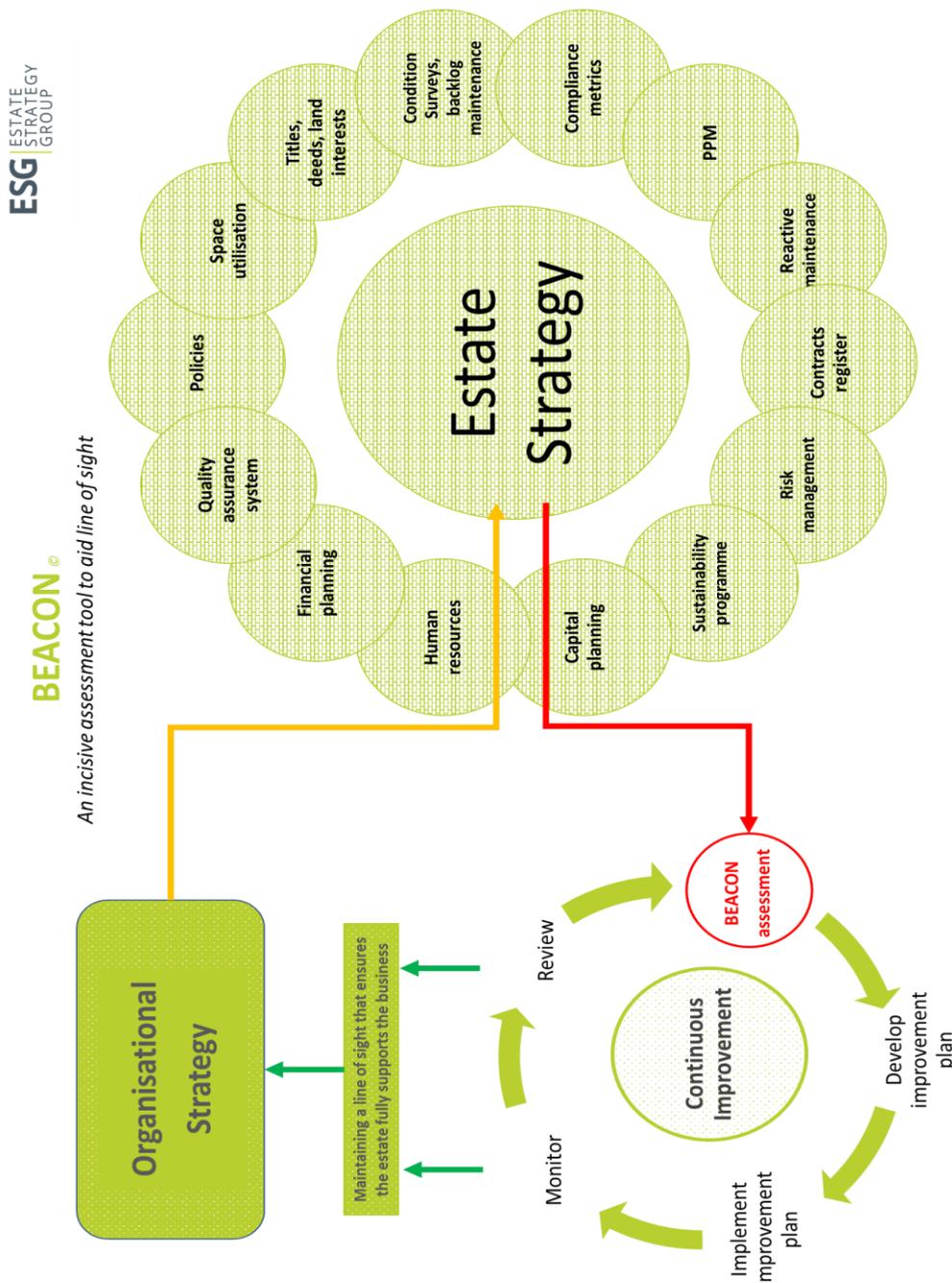
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Understanding and Managing a Property Portfolio

In order to bring a sense of order and control around the built environment, organisations with property assets will need to decide how things are managed; how to keep on top of compliance and risk, what assets to keep and what to dispose of, and how it's going to manage its assets going forward. **ESG** has a wealth of experience and expertise in terms of organisational development, portfolio management and facilities services.

Diagnostics

Supporting these key services is an innovative diagnostic process used to analyse and assess essential data, getting to the core of the issues impeding performance and those that present both moderate and serious risk. Our risk based diagnostic tool **BEACON** © helps to assess whether a portfolio is fit for purpose, is compliant and meets health and safety requirements.



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ESG Support

The different areas in which ESG can support your practice and management of its estate:

- Titles and deeds, land interests - Clarity around freehold titles, leases including break clauses and end dates, potential neighbour disputes and new opportunities
- Risk management - Identifying, quantifying, minimising or removing risk and producing a risk matrix analysis within a portfolio
- Condition survey backlog maintenance - Understanding what state your buildings are in and creating a plan to upgrade or dispose
- Space utilisation - Ensuring every space is optimally used, saving money on wasted space and meeting your needs
- Policies - Supporting policy management through effective maintaining of policies and procedures and effective communication
- Sustainability programme - Helping organisations manage their energy requirements, carbon footprint and waste efficiently with innovative solutions
- Compliance metrics - Creating metrics that give a clear indication of all statutory compliance affecting your portfolio
- Capital planning including disposals - Assessing, advising and helping to implement a process that ensures the best investments are made
- Planned preventive maintenance - Creating a programme, schedule and implementation plan, for essential and non-essential maintenance
- Human resources - Assessing the existing structure and teams, producing skills gap analysis and managing team transformation
- Reactive maintenance - Examining the processes that respond to failed, or damaged equipment that impact on service delivery
- Financial planning - Assessing how the budget is allocated, governed and aligned with demand, to give best value
- Contracts register - Assessing contracts and financial commitments with suppliers to ensure compliance and cost effectiveness
- Quality audit system -Clarifying how the quality system is used to add value to managing the estate

ESG Offer

To demonstrate the value to the ELRGP federation, ESG will provide one Practice a Beacon Assessment free of charge.

To learn more about our services give our team a call. We look forward to hearing about your business and how we can support your estate strategy needs.