

**Project Name:** *Merge & Relocate – Middlesbrough*

**Existing site:** *Martonside/Newlands/Ormesby*

**Proposed site:** *Cleveland Retail Park*

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## Section 1: Project information & overview

### Overview of investment:

We're proposing to invest a total of £1.5m into NHS dentistry. We are very excited about this investment into a brand-new state of the art dental practice that will enable us to increase patient access in Middlesbrough. {my}dentist is committed to providing the highest quality of care in the best environments possible.

### Purpose:

Under section 13Q of the NHS Act, NHS England has a statutory duty to 'make arrangements' to involve the public in the commissioning services for NHS patients. As part of our business case to the NHS Cumbria and North East regional commissioning team we are undertaking both the patient and wider stakeholder engagement to ensure the relevant parts relating to the Act are met. Therefore, the intended use of this document will be to support the NHS Commissioners in their approvals process.

### Background and rationale:

The changes to the way dental services are now delivered, is requiring a radical re-think from dental providers on how best they can provide viable services going forward. Recruitment of workforce is becoming increasingly challenging as more dentists are either leaving the NHS or choosing private. Where dentists are remaining in the NHS, dentist working patterns have changed, through working part time hours over several practices, which means additional surgeries and staff are required to achieve our NHS contract targets.

We have provided NHS dental services across three sites in Middlesbrough since 2009, as such our premises now require significant investment in terms of modernisation (buildings & equipment) and re-development to create the additional capacity needed to deliver our NHS targets. We know from ongoing conversations with stakeholders, as well as news coverage that there is high patient demand for dental services in the Middlesbrough area. Therefore, our intention is to relocate our three existing practices listed below into a single large practice located on the Cleveland Retail Park.

1. Cargo Fleet Lane, Ormesby
2. Marton Road, Newlands
3. Martonside Way, Middlesbrough

This type of initiative is not unique to {my}dentist, we have now successfully delivered 7 projects across the UK this year alone, working with NHS commissioners to realise the significant investment and benefits associated with these developments. Our experience to date shows that the new facilities help with the recruitment of dentists, who like to work alongside their colleagues in modern facilities. As an example, set out below is the impact associated with NHS workforce recruitment both pre and post these developments:

1. **Coalville relocation**
  - a. 6-weeks prior to build: 50% vs total hours target
  - b. 6-weeks after build: 100% vs total hours target
2. **Blackburn merger**
  - a. 12-weeks prior to build: Capacity hindered NHS access as insufficient surgeries
  - b. 6-weeks after build: Has the relevant number of surgeries and is providing improved access
3. **Halifax merger**
  - a. 6-weeks prior to build: Capacity hindered NHS access as insufficient surgeries
  - b. 2-years after build: Building additional surgeries to meet clinician demand
4. **Wootton Bassett expansion**
  - a. 6-weeks prior to build: Capacity hindered NHS access as insufficient surgeries
  - b. 12-months after build: Working through patient list and reducing NHS waiting times for an appointment

### **Benefits to patients:**

The main benefit arising from this proposal is to create patient access through the creation of additional capacity. This capacity will enable more patients to access services that addresses their oral health needs. Some of the key benefits for relocating these practices include, but not limited to:

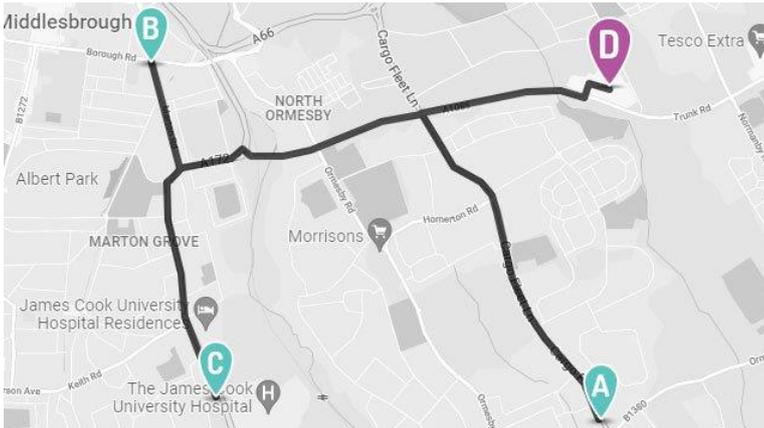
- Provides a “single entry point for all dental requirements”.
- Very accessible to all patients.
- Extended practice opening hours allowing patients to access the practice early mornings, evenings along with weekend appointments.
- Parking and accessibility: Free parking in the retail park and bus stops located nearby.
- Access to a wide range of NHS and private treatments.
- Improved access for more patients which is not possible in the existing premises as we are at capacity in our current buildings.
- New surgeries with state-of-the-art equipment.
- Wheelchair and disabled access.
- All surgeries on ground floor level.
- Improved waiting area and facilities.
- Our existing clinicians would also be moving to the new dental practice.

### **Benefits to the Practice Team:**

- Brand new future proofed working environment, moving away from the traditional sub scale dental practice environment.

- Fully digital working environment including intra oral scanner technology.
- Multi-skilled team allowing for growth and development in their roles.
- Treatment Care Coordinator to support patients with their decision making.
- Choice of NHS or Private or both to support with clinician professional development.

### Distances between existing & new site:



A: Cargo Fleet Lane, Ormesby TS3 0LW  
(2.3 miles by car)

B: Marton Road, Newlands, TS4 2EN  
(2.3 miles by car)

C: Martonside Way, Middlesbrough,  
TS4 3BU (3 miles by car)

D: Cleveland Retail Park,  
Middlesbrough, TS6 6UX

### Current Practices

#### A: Cargo Fleet Lane, Ormesby



## B: Marton Road



## C: Martonside Way



## Case Study:

We understand it may be difficult to visualise what we are hoping to achieve. In brief, our intention is to invest c £1.5m into a brand-new state of the art facility, which will increase both patient access and enhance the patient experience. To provide context below is a link to one of our recent investments into Killingworth, North Tyneside. Hopefully this will provide you with a view of how our new practice in Middlesbrough will look if we are successful in obtaining NHS approval.

<https://3dshowcases.co.uk/mydentist-Killingworth>

**Section 2: Decision & signature:**

Do you support the proposed move? Yes / No (delete as appropriate)

<b><i>Decision &amp; signature</i></b>		
<b><i>Job title</i></b>	<b><i>Signature (print name)</i></b>	<b><i>Date</i></b>