

**A LEASE FOR DENTAL PREMISES
WITHIN
BLACKBURN PARTNERSHIP CENTRE
ASHGROVE
BLACKBURN
EH47 7LL**

Introduction

NHS Lothian is seeking expressions of interest from any parties interested in leasing the space for dental premises in Blackburn Partnership Centre, West Lothian.

Blackburn is situated in the centre of West Lothian close to the main towns of Livingston and Bathgate. It is approximately 20 miles west of Edinburgh and 25 miles east of Glasgow with easy access via the M8 motorway. The Blackburn Partnership Centre serves a geographical area that includes both Blackburn and Seafield with a combined population of around 8,000. Both areas have growing populations and areas of deprivation. There are some complex issues associated with this high level of deprivation including low education and employment levels, poor health and life expectancy. However, Blackburn also has a strong community base, with many active volunteer-led decision-making bodies and recreational groups operating from the Partnership Centre.

The medical practice within the Blackburn Partnership Centre currently has c7800 registered patients and the catchment area for a dental practice, over and above Blackburn itself, has the potential to include Seafield, East Whitburn and Wester Inch.

Oral health is integral to general health and the inclusion of a dental unit in the Partnership Centre will offer accessible dental services through the provision of general dental services for the Blackburn community.

There are 28 dental practices in West Lothian. At the time of advertising 10 are accepting new NHS patients.

The nearest dental practices to Blackburn currently registering new NHS patients are situated in Bathgate (2), Armadale (2), East Calder (1) and Livingston (4).

In West Lothian the Public Dental Service covers unscheduled care out of hours, special care and paediatrics from Howden Health Centre and St John's Hospital.

NHS Lothian wishes to select a general dental practitioner partner to lease this space with the capacity and capability to meet the needs of patients by delivering high quality, patient-centred clinical services in a primary care setting, in accordance with the requirements below.

It will be important the Applicants involved in the planning and/or delivery of existing services can demonstrate that they have sufficient capacity so as not to prejudice delivery of general dental services under any other contract an Applicant may have with NHS Lothian or another Health Board or the ability of NHS Lothian itself to deliver services.

The successful Applicant will be required to enter into a lease with NHS Lothian for the premises at Blackburn Partnership Centre and for any dentists to be able to successfully apply for admission to NHS Lothian's dental list in respect of that address.

The National Health Service (General Dental Services)(Scotland) Regulations including the Terms of Service For Dentists are available at [The National Health Service \(General Dental Services\) \(Scotland\) Regulations 2010 \(legislation.gov.uk\)](https://www.legislation.gov.uk) (NB amendments are not included).

Premises and Accommodation

The premises are purpose-built, spacious modern health facilities opened in June 2018. Other services based in the Partnership Centre include a GP practice, Community Health Centre and Community Services (including a library, meeting space and a sports hall).

The dental accommodation and equipment provided consists of:

- Waiting area
- 2 dental surgeries (equipped)
- Reception/administration
- x-ray
- Store
- Decontamination area (not equipped)
- Domestic services room
- Gas store
- Toilet

Car parking is available.

Staff will have access to communal facilities shared with the GP practice eg kitchen/dining room, rest area etc.

A plan is attached at Appendix 1a with the surgery layout at Appendix 1b.

The dental surgeries are fitted out with proprietary I-shape dental cabinets specially designed, complete with solid surface worktop with cast in sinks and wash hand basins, and NHS compliant taps. All drawers, cupboards, desk space, suction motor housing etc are built into the surgeries.

Each surgery is equipped with Adec 300 dental equipment packages including chair, bracket table, spittoon, built in Cavitron, electric micromotor and LED operating light. Each surgery is served by a Durr VSA 300 suction motor with amalgam separation. Two wall mounted x-ray machines are installed.

There is also an oil less dental compressor located in the plant room serving both surgeries.

Please note that stools are not included in the package.

The decontamination room is not equipped. Advice can be provided on compliant layout by one of the Board's dental practice advisers.

Critical inspection of X-ray equipment will be the responsibility of the incoming dentist.

The premises are leased by NHS Lothian and will be sub-let to the successful Applicant in a lease/occupancy agreement (in a form provided by NHS Lothian) in respect of these premises. Premises rental costs will be based on the valuation provided under NHS Lothian's instruction.

Draft Heads of Terms are attached at Appendix 2.

The centre does not have separate meters for utilities. On this basis the Proposed Tenant will make a contribution towards these costs on a floor area basis which is 7.04% for 2024/25.

The Proposed Tenant will contribute towards a service charge which covers maintenance, cleaning and other costs in relation to the communal areas of the building and external areas. A full breakdown of the service charge will be provided.

Weekday cover and emergency arrangements and Childsmile participation.

The successful applicant will require to make adequate arrangements for weekday and emergency cover arrangements. The dentists in the practice will be required to participate in the NHS Lothian GDS out of hours rota.

Application process

The following information should be provided in a business case as part of the application:

- (a) Applicant's name.
- (b) A short CV, which must include the dentist's qualifications, GDC number and date of registration, and a history of their career to date, stating the names and addresses of places of employment with dates.
- (c) Estimate of the possible increase in patients registered for GDS including details of the target population.
- (d) The short and long term vision for the practice and premises including details of developments, workforce proposals and relevant timescales.
- (e) Confirmation that the anticipated costs involved in setting up the NHS dental practice can be met including provisional agreement to meet own legal costs, proposals for LDU and an undertaking to assume responsibility for relevant leased equipment.
- (f) Whether any type of public funding will be applied for including grants for practice improvements for new or existing vocational training practices (Parts II and III of Determination X (Allowance and Grants for Practice Improvements)).
- (g) Whether the applicant is included in the dental list of another NHS Board area and if so which area.
- (h) Address of any current dental practice(s) owned by the applicant, or where he/she currently works.
- (i) Where known the names of all partners and associates intending to provide general dental services at the practice and confirmation that they are eligible for admission to the dental list.
- (j) Details of any adverse DRO grades
- (k) Plans for health education and deprived population groups.

Referees

Applicants should also provide the names and addresses of two referees.

Timetable

Advert	w/c 27 May 2024
Closing date	25 June 2024

Review of applications and requests for any clarification	From 26 June 2024
Interviews if required	Week commencing 22 or 29 July 2024
Commencement of arrangements – as soon as possible after inspection of premises, approval of applications for admission to the dental list and conclusion of lease arrangements	By agreement

Evaluation Process

The objective of this procurement is for NHS Lothian to select a service provider capable of delivering high quality, patient centred general dental services in a primary care setting and increasing the availability of GDS in the area.

Applications will be prioritised based on criteria set out in Appendix 3. Interviews will be held if required.

The interview panel will consist of:

Yvonne Lawton, Head of Service, Health and Social Care, West Lothian HSCP

Alison McNeillage, General Manager Primary Care Contracts, NHS Lothian

Mark McCutcheon, Dental Practice Adviser, NHS Lothian

Submission of bids

Applications should arrive no later than NOON on 25 June 2024 and be sent to Primary Care Contracts Office, NHS Lothian, Waverley Gate, 2-4 Waterloo Place, Edinburgh, EH1 3EG by email to Dental.Contract@nhs.scot

Applications for admission to the dental list will be required in due course from the successful bidder and should be sent to Dental.Contract@nhs.scot