
Application offering Unforeseen Benefits – Kingsland Centre, Thatcham

Report being considered by: Health and Wellbeing Board –
Pharmaceutical Needs Assessment Sub-Committee

On: 23 January 2024

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Report Sponsor: John Ashton

Item for: Decision



1. Purpose of the Report

This report provides details of an application offering unforeseen benefits for a new pharmacy at Kingsland Centre, The Broadway, Thatcham, RG19 3HN by LP SD One Hundred Seven Limited.

2. Recommendation(s)

The Pharmaceutical Needs Assessment Sub-Committee is asked to agree the written representation to be submitted to Primary Care Support England in response to the application on behalf of the West Berkshire Health and Wellbeing Board.

3. Executive Summary

- 3.1 The West Berkshire Health and Wellbeing Board has a duty to keep its Pharmaceutical Needs Assessment (PNA) under review in the light of any notifications of changes in provision of pharmaceutical services within the district.
- 3.2 The Health and Wellbeing Board is also a statutory consultee on any application for a new pharmacy within West Berkshire that offers benefits that were unforeseen when the PNA was prepared.
- 3.3 A notification was received on 27 December 2023 advising of an application for a new pharmacy at the Kingsland Centre in Thatcham by LP SD One Hundred Seven Limited, which offered unforeseen benefits.
- 3.4 The implications for the above change has been assessed in accordance with national guidance and legislative requirements.

4. Supporting Information

Background

- 4.1 The Health and Social Care Act 2012 established health and wellbeing boards and made them responsible for developing and updating PNAs from 1 April 2013. The NHS Act 2006, amended by the Health and Social Care Act 2012, sets out the requirement for health and wellbeing boards to develop and update PNAs. The NHS (Pharmaceutical Services and Local Pharmaceutical Services) Regulations 2013, as amended, set out the minimum information that must be contained within a PNA and outline the process that must be followed in its development.

- 4.2 PNAs are used and referred to by those wishing to open a new pharmacy or dispensing appliance contractor premises. They are used by Integrated Care Boards to determine applications, and NHS Resolution refers to them when applications go to appeal.
- 4.3 Following publication of a PNA, health and wellbeing boards must assess the impacts of any changes in provision of pharmaceutical services in their area.

Unforeseen Benefits Application for a New Pharmacy

- 4.4 A notification was received on 27 December 2023 from Primary Care Support England (which administers applications on behalf of NHS England), advising of an unforeseen benefits application for a new pharmacy in Thatcham town centre by LP SD One Hundred Seven Limited. The proposed location for the pharmacy is Unit 7, Kingsland Centre, The Broadway, Thatcham, RG19 3HN. A copy of the notification and the associated application is provided in Appendix A.
- 4.5 Proposed opening hours are set out below:

	Core Opening Hours	Total Opening Hours
Monday	09:00 – 17:00	08:30 – 18:00
Tuesday	09:00 – 17:00	08:30 – 18:00
Wednesday	09:00 – 17:00	08:30 – 18:00
Thursday	09:00 – 17:00	08:30 – 18:00
Friday	09:00 – 17:00	08:30 – 18:00
Saturday	-	09:00 – 17:00
Sunday	-	10:00 – 16:00
Total	40 hours	61.5 hours

- 4.6 In addition to the Essential Services provided by all pharmaceutical contractors, the application indicates that the new pharmacy would provide the following Advanced and Enhanced Services:
- New medicine service
 - Community pharmacy seasonal influenza vaccination
 - Community pharmacy consultation service
 - Hypertension case-finding service
 - Smoking cessation service
 - Home delivery service
 - Medication review service
 - Needle and syringe exchange service
 - Out of hours service
 - Patient group direction service

- Supervised administration service
- Emergency supply service

4.7 As a statutory consultee, the Health and Wellbeing Board is invited to submit comments on the application within 45 days of the notification date, which would be 10 February 2024. However, there is no requirement to do so.

4.8 To be given permission, the applicant needs to prove that a new pharmacy would provide “significant benefits”. Factors that are considered whether to grant the application include:

- whether or not there is already a reasonable choice of pharmacy
- how easy it is for people who live or work near the applicant’s proposed pharmacy to travel to existing pharmacies
- walking routes, bus services and access by car (including parking)
- whether people who are disabled, elderly, have young children or have other particular needs currently have problems using local pharmacies, and would benefit from the proposed pharmacy
- whether opening another pharmacy would have any significant negative effects.

4.9 The Lloyds Pharmacy that was previously in the Kingsland Centre closed in August 2022 and the Boots Pharmacy at Thatcham Medical Centre is scheduled to close on 17 February 2024. This leaves just two pharmacies in Thatcham – Halo Pharmacy at Crown Mead and Thatcham Pharmacy at the Burdwood Centre. The Health and Wellbeing Board did not consider that the above closures created a gap in the provision of pharmaceutical services that was sufficient to justify a review of the PNA or publication of a Supplementary Statement, since no additional households would be outside a 1 mile / 20 minute travel time to their nearest pharmacy as a result of the closures. Also, reassurance was provided by the Local Pharmaceutical Committee that there was sufficient capacity at the two remaining pharmacies in Thatcham to be able to accommodate the displaced activity. The lack of a declared significant gap in provision is the reason why this is an ‘unforeseen benefits’ application.

4.10 Notwithstanding the lack of a declared significant gap in provision of pharmaceutical services in Thatcham, the proposed pharmacy would help to improve capacity and choice for local patients, and it would help to improve the overall resilience of the pharmacy sector as a whole within West Berkshire.

4.11 The proposed pharmacy would be the only one in Thatcham to open seven days per week. Currently, Thatcham residents have to travel to Newbury to get to a pharmacy that is open on a Sunday.

4.12 Also, the proposed location would be in a central location that is accessible by walking, cycling and local bus routes. It would be adjacent to the Thatcham Kingsland Centre Car Park and on-street parking within Thatcham town centre, with level access

from both. Therefore, it is considered that accessibility for patients would be enhanced.

- 4.13 No significant negative effects are considered likely to occur as a result of the proposed pharmacy opening.

5. Options Considered

The options available to the Health and Wellbeing Board are:

- (a) to make representations in support of the application;
- (b) to make representations opposing the application;
- (c) to not make any representations in relation to the application.

6. Proposal(s)

Having undertaken appropriate analysis and consultation, it is proposed that the Health and Wellbeing Board should make representations in support of the application.

7. Conclusion(s)

The changes in pharmaceutical services have been assessed in accordance with national guidance and relevant legislation.

8. Consultation and Engagement

- 8.1 Local ward councillors have been informed of the application for a new pharmacy and several have expressed their support for the scheme.
- 8.2 Healthwatch West Berkshire has been consulted to understand what feedback has been received from residents in relation to pharmacies in Thatcham. While they have not directly received many comments about pharmacies, those that have been received relate to wait times, lack of medication, and the availability of branded medication. They have also indicated that monitoring of local social media platforms has highlighted concerns about wait times, availability of medication, opening times, and most recently concern about how pharmacies will be able to deliver the Pharmacy First Service.
- 8.3 It should be noted that the Integrated Care Board has committed to undertake investigations regarding the resilience of pharmacies across West Berkshire and this report is due to come to the next meeting of the Health and Wellbeing Board on 22 February 2024. Also, Healthwatch is looking to perform a survey of waiting times at local pharmacies.

9. Appendices

Appendix A – Application

Appendix B – Draft Letter of Support

Background Papers:

[West Berkshire Pharmaceutical Needs Assessment 2022-2025](#)

[Pharmaceutical Needs Assessments: Information pack for local authority health and wellbeing boards, DHSC, October 2021](#)

Health and Wellbeing Priorities Supported:

The proposals will support the following Health and Wellbeing Strategy priorities:

- Reduce the differences in health between different groups of people
- Support individuals at high risk of bad health outcomes to live healthy lives
- Help families and young children in early years
- Promote good mental health and wellbeing for all children and young people
- Promote good mental health and wellbeing for all adults

The proposals contained in this report will support the above Health and Wellbeing Strategy priorities by ensuring that there are sufficient pharmaceutical services in the District to meet the needs of the local population.
