New Pharmacy Application

21 Main St, Monkton

Sean Manson 28th August 2018



MONKTON PHARMACY

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My Background

Academic

• Master's Degree in Pharmacy in 2010 from Strathclyde University

Experience

- 8 years extensive experience within community pharmacy
- 4 years superintendent pharmacist in Stornoway
- Certified Independent Pharmacist Prescriber

ProfessionalPast pharmacy representative for South AyrshireNetworkon APPC and SPAG groups

 Past Chair the Area Pharmacy Group for South Ayrshire

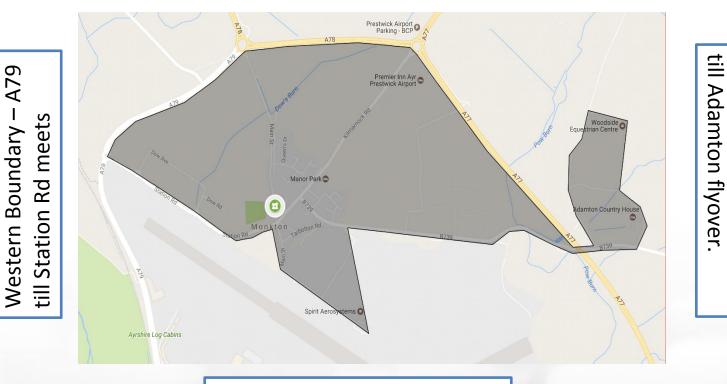
Neighbourhood



Eastern Boundary –

A77

Northern Boundary – A78



Southern Boundary – Station Rd, Baird Rd (B739) including Adamton Estate

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Neighbourhood -

Services and Amenities in Monkton

- Primary school school roll of 160
- Post Office 5-day opening
- Newsagent and convenience store recently expanded
- Church and Pioneer Café popular with senior citizens
- Local community hall Carvick Webster hall hosts activities and events
- Petrol Station with M&S food store –recently expanded
- Brewer's Fayre restaurant
- 3 Hotels The Adamton House Hotel, The Manor Park and the Premier Inn
- 3 B&Bs
- Full size football pitch
- 3 Children's playgrounds at separate locations in the village
- 2 ATMs
- Children's nursery (at Polly's) planning permission has just been granted

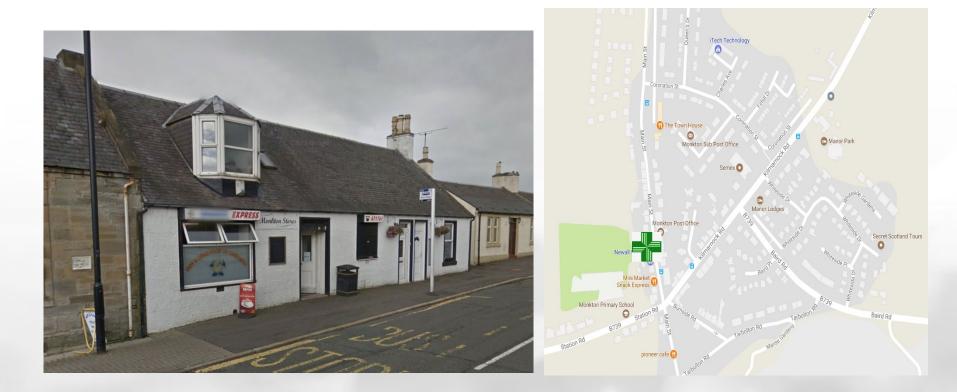
Monkton is a self contained neighbourhood. *Primary Care services should be provided as part of the normal fabric of people's lives.**

Neighbourhood - Population

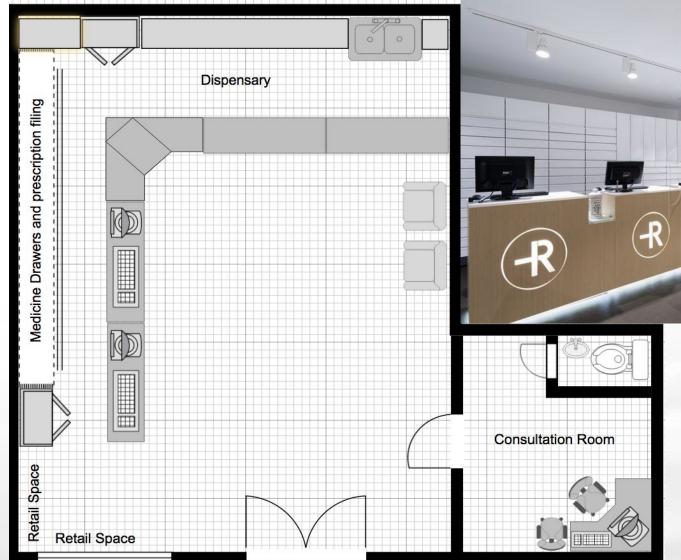


The Premises

- Fully compliant with Equalities Act 2010
- Multi-purpose consultation room
- Shuttered doors
- Fitted to provide a modern and clinical look



The Premises





Parking Availability

Free parking in public carparks, on Main St, Burnside Rd, & Kilmarnock Rd



Core Services

All the core services which are required to be offered by a pharmacy in NHS Ayrshire and Arran:

- Dispensing of medicines
- Chronic Medication Service
- Minor Ailments Service
- Emergency Hormonal Contraception
- Smoking Cessation
- Gluten Free Food Service
- Stoma Appliance Customisation
- Unscheduled Care Provision
- Supply of Paracetamol Post Immunisation
- Empirical treatment of uncomplicated UTIs
- Treatment of Impetigo



Negotiated and Complimentary Services

Negotiated Services Will Be Provided

- C-Card Scheme
- Enhanced Care Home Services
- Childsmile Dental Scheme (if allocated by Healthboard)
- Supervised Opioid Substitution
- Community Pharmacy Palliative Care Scheme (if allocated by Healthboard)
- Compliance Aids and Complex Dispensing

Complimentary Services

- Advice, Support and Signposting
- Diabetes Screening
- Cholesterol Testing

- Weight Management
- Blood Pressure Monitoring
- Prescription Collection and Delivery Service

Opening Hours

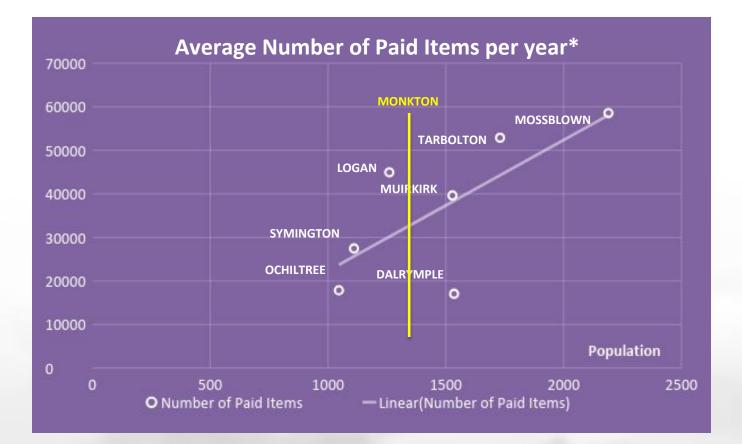
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Monday	9:00am-5:30pm
Tuesday	9:00am-5:30pm
Wednesday	9:00am-5:30pm
Thursday	9:00am-5:30pm
Friday	9:00am-5:30pm
Saturday	9:00am-1:00pm
Sunday	Closed

- Pharmacy will not close for lunch
- The pharmacy will remain open to coincide with late-night GP surgeries in Prestwick (at present this changes on a weekly basis)

Business Viability and Sustainability

- Average number of paid items per year in a list of 7 pharmacies in Ayrshire with similar settings: Ochiltree, Symington, Logan, Muirkirk, Dalrymple, Tarbolton, Mossblown.
- It is undoubtable a pharmacy in Monkton will have steady, viable business.





Pharmaceutical services in Monkton currently are inadequate



A pharmacy is **desirable** in this area in order to secure adequate provision



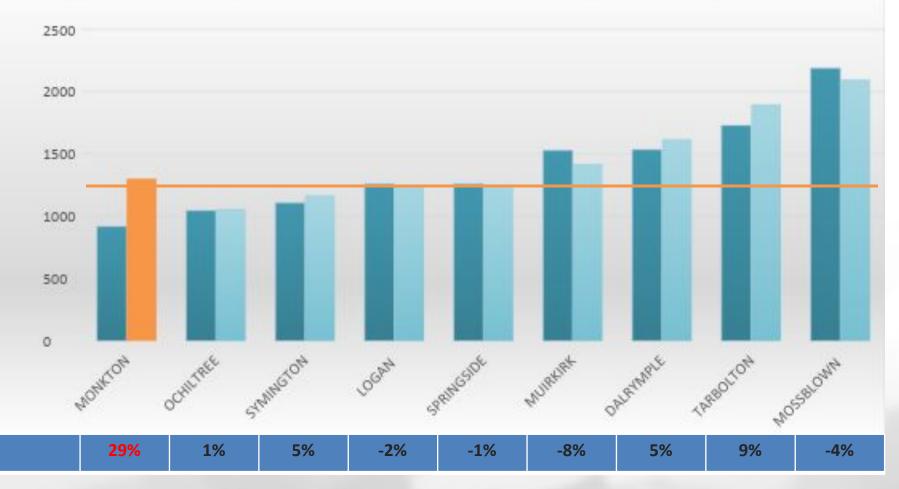
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1.1 Demographic Change in Monkton Current Population: •1,300 Residents •240 Temporary Residents •2,184 Workforce iTech Technology **3** Major Developments since 0 Whiteside 2001 The Town House Manor Park Monkton Sub Post Office Fairfield Park 150 new houses built Semex 🔘 Whiteside 67 in 2004 Fairfield Park 56 in 2013 • Monkton Post Office tland Tours Manse Gardens 27 in 2016 Newall W & A & Sor A Mini Market Monkton (only) population Monkton Primary School Baird Ro B739 Baird has increased by 75% since Station Rd pioneer cafe 2001 Wallace McDowall **Manse Gardens**

1.2 Demographic Trend in Monkton

Monkton has seen a population growth of 29% over the last 7 years:

Population Change since 2011 in a Selection of Ayrshire Villages*



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1.3 Making Sense of the Demographics

Age Groups of Monkton population as of 2016*:

•17.3% are over 65 yrs Among which 67.4% are over 70 yrs Whilst another 6.2% will join over 65 yrs in the next 3 years

•8.8% of the population are limited a lot by their health condition•19.3% are either limited a little or a lot by their health condition

Scotland's population is projected to age

 2026 (Change over the next 10 years)
 79%

 2041 (Change over the next 25 years)
 27%

 2%
 5%
 13%

 -2%
 -3%
 -4%
 4%

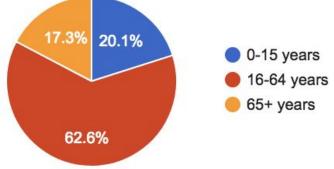
 -2%
 -3%
 -4%
 75 and over

 Age group
 0 to 15
 16 to 24
 25 to 44
 45 to 64
 65 to 74
 75 and over

In the next 8 years:
65-74 yrs will increase by 13%
75+ yrs will increase by 27%

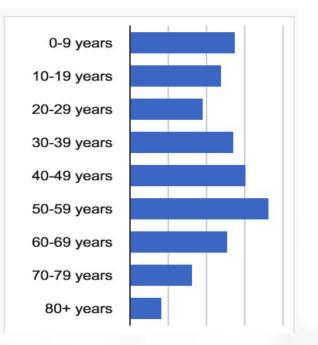
In the next 23 years:
65-74 yrs will increase by 17%
75+ yrs will increase by 79%





1.4 Making Sense of the Demographics

Age Distributions of Monkton population as of 2016*:



- •Under 16 yrs 20.1% vs. 17.3% Scottish average
- •32.1% of households have dependent children vs. 24.5% Scottish average
- •3 and 4 person households are significantly higher than the Scottish average
- •Unemployment of 9.1%, which is slightly higher than the Scottish average, the unemployment levels in Prestwick are at a much lower 7.8%

We score poorly, and below the national average for health and very poorly for geographic access. (SMID)

1.5 The Working Population in Monkton

 Monkton has several massive employers which are accessed from within the village:

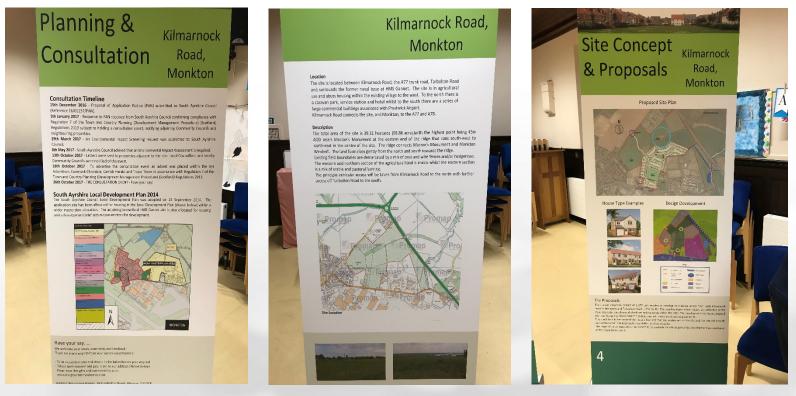
Spirit Aerosystems, UTC Aerospace systems, Wallace McDowell, BAE Systems, HMS Gannet, Semex, Premier Inn and BP Garage

- Workforce in the region of 2,184 people daily within the village.
- The board should borne in mind that "it is common for prescriptions to be dispensed at a distant pharmacy, convenient to a patient's place of work" --NHS (Pharmaceutical Services) (Scotland) Amendment regulations 2011 (SSI 2011/32)



2.1 Future Planned Development

- The application has been *permitted* by South Ayrshire Council for the rezoning of land between Kilmarnock Road, Tarbolton Road and A77 to the north-east of Monkton for use as housing*
- Persimmon Homes are at advanced stages of consultation and planning to build
 277 new homes with the aim to commence later this year- 25% of these homes will be affordable housing
- Estimated to be an *additional 700 residents* within this neighbourhood

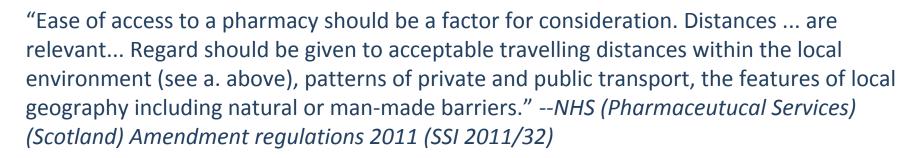


* Please see Proposal of Application Notice 16/01237/PAN

2.2 Future Planned Development



3. Difficulty in Accessing Pharmacies within Nearby Neighbourhoods



Driving

• Difficult to park near any given pharmacy due to poor availability of parking spaces and heavy congestion

Bus

Infrequent and unreliable service which is under existential threat

Walking

• Unfeasible due to long distance and unsafe due to busy dual-carriageway, lack of safe crossing and poor lighting

3.1 Parking Issues



Parking in both Prestwick and Troon is difficult, busy and chaotic

- Limited parking spaces around pharmacies in Troon and Prestwick
- Congestion through the town (especially Prestwick) is almost at epidemic levels
- Many areas in both Prestwick and Troon have been subject to traffic-calming measures with the addition of double yellow lines

Troon:





3.1 Parking Issues

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Prestwick:



"Parking in Prestwick is terrible near to Pharmacies, having a local service would ease the build up of traffic in Troon as well as Prestwick, and people could collect their meds locally." -- CAR Report Page 22 line 53



3.1 Contrast - Parking in Monkton

Easy parking near proposed location:











- Monkton lags behind similar settlements in Scotland by a comprehensive 6.7%
- Only 41.1% households have more than one car
- 40.2% of households have a single car meaning a car is not available to other residents within the household during the day as many people use car to work.

"I drive but my wife does not. When I am at work she has to rely on the bus. The bus is infrequent and sometimes it can be a 2 hour return journey to Prestwick if you miss a bus. Sometimes the buses don't arrive on time either. This is desperately needed in the village." -- CAR Report Page 24 line 105

3.2 Poor and Inconvenient Bus Service

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- Infrequent bus service No.4 half-hourly and No.14 hourly service
- Unreliable and frequently late
- Bus service is expensive currently £3.70/£5.00 return journey
- Congestion in Prestwick cited as the main reason for reduction in bus services through the town

Scenario 1. Return trip to Prestwick

After 55 minutes past the hour there is a 30 minute gap between buses heading to Prestwick.

On the return journey, after 5 minutes past the hour, there is another 30 minute gap in service.

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									at				1803		1903				
Barassie Road End		0635					0943	1013	these	43	13	Intil	1813	1843	1913	2010	2140	2310	
Muirhead, Deveron Road			0748	3	0848		0948		mins	48				1848					
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3.2 Poor and Inconvenient Bus Service



- Infrequent bus service No.4 half-hourly and No.14 hourly service
- Unreliable and frequently late
- Bus service is expensive currently £3.70/£5.00 return journey
- Congestion in Prestwick cited as the main reason for reduction in bus services through the town

Scenario 2. Return trip to Troon

There is always a 1 hour gap between buses.

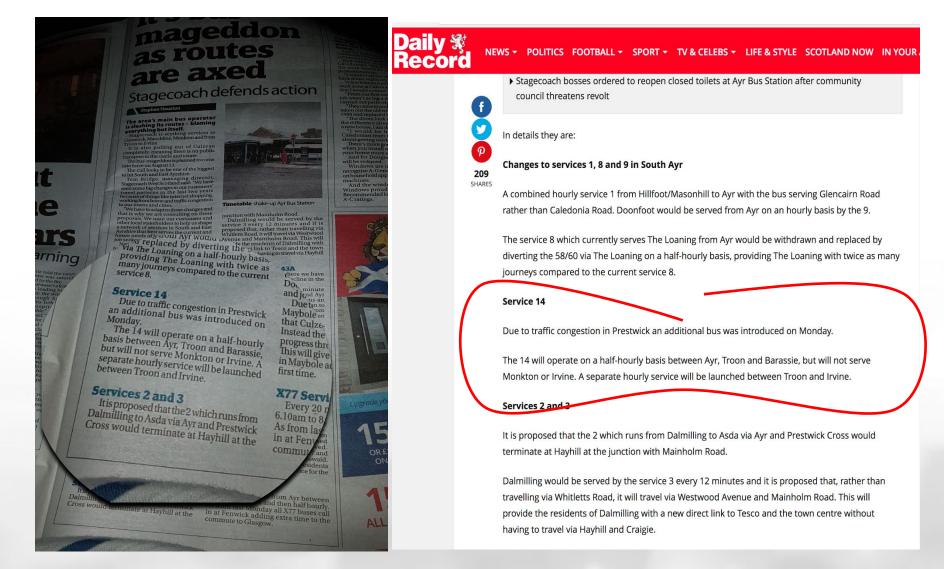
If you spend any longer than 32 minutes in Troon then you will need to wait a further hour on the next bus home.

Monday to Saturday																		
Codes	MF	MF																
Ayr Bus Station		0630		0730	0800		0000		1000	then	00	30		1730	1800			
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Monkton Cross		0650		0750		0850		0950		these		50		1750		1923	2053	222
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3.2 Bus Service cuts are imminent

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Lifeline service to Troon was originally scraped, now reinstated and plans shelved

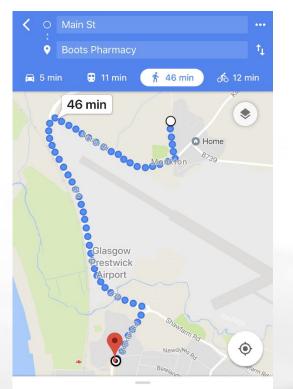


3.3 Walking to the Nearby Pharmacies is Not Feasible



To Pharmacies in Prestwick:

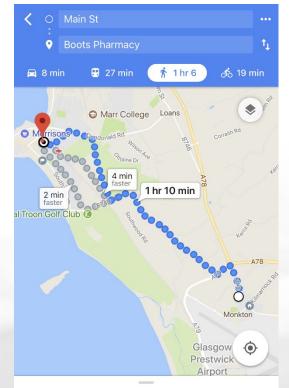
- 2.3 miles walking distance
- 46 mins



⁴⁶ min (2.3 mi) via Station Rd/B739 and A79

To Pharmacies in Troon:

- 3.6 miles walking distance
- 1 hour 6 mins



¹ hr **10** min (3.6 mi) via Main St and B749

3.3 Walking to the Nearby Pharmacies is Not Safe

- Road is predominantly unlit
- Paving is uneven and patchy in places
- Pedestrian walkway is beside a busy dual-carriageway
- Walking to both towns will also involve crossing a busy stretch of road without pedestrian crossings
- Airport is a man-made barrier to Monkton ever being classed as a suburb of Prestwick
- Walking to Troon means crossing the dual-carriageway and down an unlit cycle path







4. Delivery Services Cannot Replace Face-to-face Pharmaceutical Services

"At all times, the governing principle will be to provide the local population with **reasonable and adequate access** to the **full range of NHS pharmaceutical services**." -- PCA (P) 7 (2011) NHS (Pharmaceutical Services) (Scotland) Amendment Regulations 2011 (SSI 2011/32)

- This has been upheld in other contract hearings that a delivery service in no way constitutes adequacy of pharmaceutical service
- Many people in Monkton heavily rely on a delivery services from pharmacies in Troon and Prestwick – most notably Toll Pharmacy. A driver cannot deliver the same level of care, patient assessment and advice that a pharmacist can in a face-to-face setting.
- Having to rely on a delivery service impacts people's lives, as they have to wait in the house for a once daily service
- More timely access to medicines, such as antibiotics, is not possible

5. Discrimination against Persons of Protected Characteristics



According to the PCA (P) 7 (2011) Guidance, "local demography especially the presence of any group which **makes above average use of primary care services** and seasonal trends.

Special regard must be had to the requirements of the Equality Act 2010 in considering applications:

- the need to eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
- advance equality of opportunity between people who share a protected characteristic and those who do not;
- foster good relations between people who share a protected characteristic and those who do not."

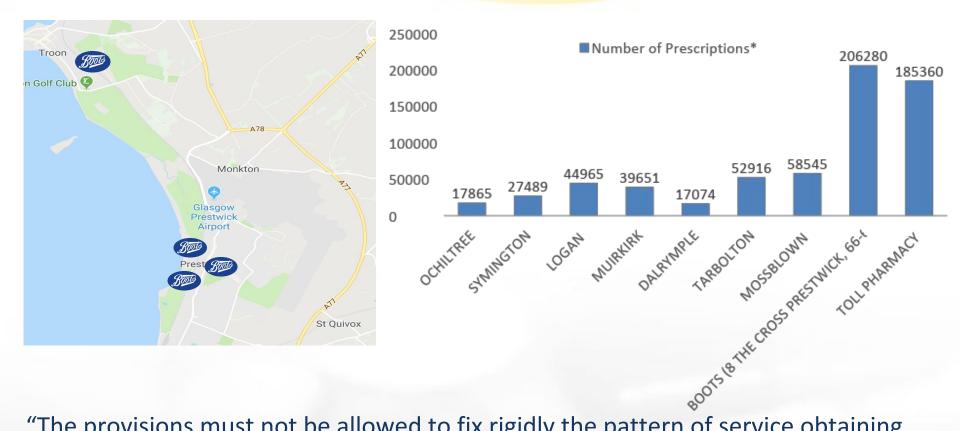


They nurtured us and helped us grow Now it's our turn to let them know

Tell an elder in your life how much you care.



6. Oligopoly and Competition



"The provisions must not be allowed to fix rigidly the pattern of service obtaining on the commencement date nor do they create an **oligopoly** for existing contractors." -- PCA (P) 7 (2011) NHS (Pharmaceutical Services) (Scotland) Amendment Regulations 2011 (SSI 2011/32)

7.1 A Pharmacy is Desirable in This Area

- CAR Report Statistics

- Strong turnout of **247** responses and of the definitive responses:
- **98%** in agreement of the boundaries
- **95%** in favour of the appropriateness of the location
- **95%** feel the services are appropriate for the area
- **78%** don't think this pharmacy will impact other NHS services
- 96% believe that the opening hours are appropriate
- **94%** of responses were in support of a new pharmacy opening, and this was gathered from a very strong completion number of 245
- An Overwhelmingly Positive 95% believe that a pharmacy is now necessary to ensure that an adequate provision of pharmaceutical services are delivered to the residents of the village (Question number 7)

7.2 A Pharmacy is Desirable in This Area - Residents Comments

- People do have difficulty travelling to Prestwick and Troon
- There is a large resident, working and seasonal population for whom a pharmacy is imperative to ease their burden of access to healthcare
- There are many elderly and parents with young within the village who see the current provision as difficult to get to and need a local service
- Time where patients get to see the pharmacist in a face-to-face scenario are seen as valuable
- The opening hours are seen as appropriate for the area
- Timely access to the pharmacies other services will be utilised well, most notably the minor ailments service
- Many people in Monkton do have to use the bus as their primary mode of transport
- There are large wait times for GP appointments
- The existing pharmacies regularly fail to have the full quantity of a prescription and customers must return for the balance
- Parking in Prestwick is terrible/"a nightmare" near to pharmacies
- All the questions asked to answer the legal test have shown that the village does not currently have adequate provision of pharmaceutical services and that a new pharmacy opening would alleviate this

8. Support from Community Council and Local Councillor



Community Council

- "We have a deteriorating bus service"
- *"Car access to both Prestwick and Troon is extremely challenging"*
- "Trips to chemists can take hours"
- It's not a case of IF but WHEN developments start
- "A pharmacy in Monkton is needed on more than simply convenience grounds"
- *"The population do not need to leave the village"*
- "Monkton is inadequately served by the existing pharmacies of Prestwick and Troon"

Councillor Julie Dettbarn

- *"A community pharmacy is much more than a prescription service"*
- "The other villages in my ward are similar in size to Monkton and have pharmacies"
- "There are active initiatives around now signposting people away from GP surgeries"
- *"With the recently announced Ayrshire Regional Economic Partnership...it is inevitable the village will continue to expand"*
- *"Monkton need services in place in which to thrive as a community.*

Conclusion





Monkton is a growing village with many elderly and young residents. It suffers from poor access to neighbouring pharmacies.



This is a neighbourhood with all the amenities required for day-to-day life, however do not have adequate provision of pharmaceutical services. A new pharmacy is desirable to alleviate this.



Both parts of the legal test have been proven **conclusively** in favour of a decision to award allowance of this new pharmacy.



Thank you!



MONKTON PHARMACY