

Our Reference      North East and North Cumbria ICB\  
FOI ICB 25–156

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By Email

13 August 2025

Dear Applicant

**Freedom of Information Act 2000 – Request for Information – NHS North East and North Cumbria Integrated Care Board (NENC ICB)**

Thank you for your request received on 22 July 2025 for information held by NHS North East and North Cumbria Integrated Care Board (the ICB) under the provisions of the Freedom of Information Act 2000. The ICB covers the areas of County Durham, Newcastle Gateshead, North Cumbria, North Tyneside, Northumberland, South Tyneside, Sunderland, and Tees Valley.

Please find the information you requested on behalf of the ICB as follows.

**Your Request**

I hereby submit the following FOI request to the NENC ICB Purchase of 51 Main Street Felton for refurbishment as a surgery, sent previously to NPC on 12 July 2025. Answers received from NPC were either incomplete or redacted.

1. In addition, can you confirm the legal status of Northumbria Primary Care Ltd and its associated subsidiary Northumbria Partnership cost sharing group limited. It appears to be a complete merger of its group members practices to deliver medical services, producing group accounts for all income and expenditure and employing all the group members as employees, yet holds no GMS or PMS contracts in its own name.
2. Are there any other such legal arrangements in Northumberland or in England within the NHS system.
3. When did the ICB/NCCG agree to the creation of NPC, can you provide copies of minutes
4. As doctors' practices are private businesses, why is the NHHNSFT using public funds of over £2.7m to cover those private business losses.

**Additional Information**

Following my questions to Northumbria Primary Care, their incomplete answers require further enquiry to the ICB and Northumbria Health Foundation Trust. Both of these organisations would

[www.northeastnorthcumbria.nhs.uk](http://www.northeastnorthcumbria.nhs.uk) 

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need to discuss and agree to the action to reject the previous proposal for a revenue new build by Assura on land already acquired for that purpose with full planning consent, to the current proposal to purchase 51 Main Street Felton and refurbish as a Capital NHS funded project. Within the NHFT and ICB the following requests for information are submitted.

1. *51 Main Street Purchase*

- a. Who Proposed this solution
- b. When was it proposed
- c. Where was it proposed
- d. Please provide copies of meeting minutes at NPC and ICB where this solution was discussed and subsequently agreed.
- e. Who has provided funds to purchase 51 main street.
- f. Is the purchase completed as announced, or subject to obtaining planning consent for conversion to a surgery.
- g. Who is Purchaser
- h. Who is current Doctor holding Widdrington/Felton practice contract and from what date.
- i. Which doctors will hold Widdrington/Felton Contract going forward in the refurbished 51 Main street practice

2. *Northumberland Healthcare Facilities Management Limited*

- a. Has JM of Northumberland Healthcare Facilities Management Limited (NHFM) been involved with this decision, as in October 2024 he was seeking the release of S106 funds from NCC
- b. Are NHFM Ltd contracted to manage the refurbishment of 51 Main Street Felton.

3. *Planning consent*

- a. Does 51 Main street House, as opposed to the existing small surgery extension building, have planning consent for use as a standalone surgery. Currently the house is paying council tax band A, whereas the surgery extension is paying business rates for an area of 46m ground floor space.
- b. How many staff v public Car parking spaces are available within the property boundary.

4. *NPC Not for profit status as quoted in review.*

- a. Can you confirm where this is contained within the NPC Ltd articles of association, as it's a company limited by shares and not guarantee, which is the usual arrangement.

5. *ICB/NHFT annual budget.*

- b. Was this purchase contained in the ICB or NHFT Annual budget for the financial year 2024-2025.

6. *Project Initiation Document, PID.*

- a. The original revenue funded PID is now irrelevant and a new PID would have been required for this new Capital project. Can you send me a copy of the new current PID.
- b. If no new PID has been produced, please explain why not.

7. *District Valuers Report.*

- a. The purchase price of 51 Main Street will eventually appear in the Land Registry records. Can you send me a copy of the District valuers report that would have been required for this public purchase.

8. *Assura rejected proposal.*

- a. The original Assura PID cost was £1.2m, with a DV rent of £52,000. Can you confirm what their revised build cost was and the consequential rent they were looking to receive, which the ICB have rejected.

9. *Additional questions:*

- a. In addition, can you confirm the legal status of Northumbria Primary Care Ltd and its associated subsidiary Northumbria Partnership cost sharing group limited. It appears to be a complete merger of its group members practices to deliver medical services, producing group accounts for all income and expenditure and employing all the group members as employees, yet holds no GMS or PMS contracts in its own name.
- b. Are there any other such legal arrangements in Northumberland or in England within the NHS system.
- c. When did the ICB/NCCG agree to the creation of NPC, can you provide copies of minutes
- d. As doctors' practices are private businesses, why is the NHHNSFT using public funds of over £2.7m to cover those private business losses.

## **Our Response**

We can confirm, as per Section 1(1) of the Freedom of Information Act 2000, the ICB on this occasion is not able to provide the requested information. In line with your rights under section 1(1)(a) of the Act to be informed whether information is held, we confirm the ICB does not hold any of the information requested.

1. Northumbria Healthcare NHS Foundation Trust (NHCFT) purchased the building. Please redirect your question to NHCFT using the email address [foi@northumbria.nhs.uk](mailto:foi@northumbria.nhs.uk)
2. We can confirm, as per Section 1(1) of the Freedom of Information Act 2000, the ICB on this occasion is not able to provide the requested information. In line with your rights under section 1(1)(a) of the Act to be informed whether information is held, we confirm the ICB does not hold any of the information requested. However, we have determined that the information is held by NHCFT.

In accordance with our duty under s.16 of the FOIA to provide reasonable advice and assistance to an individual requesting information, we have provided the FOI email address for the trust in the response to question 1.

3. We can confirm, as per Section 1(1) of the Freedom of Information Act 2000, the ICB on this occasion is not able to provide the requested information. In line with your rights under section 1(1)(a) of the Act to be informed whether information is held, we confirm the ICB does not hold any of the information requested. However, we have determined that Northumberland County Council holds the information.
4. In accordance with our duty under s.16 of the FOIA to provide reasonable advice and assistance to an individual requesting information, we have provided the FOI email address for the council – [foi@northumberland.gov.uk](mailto:foi@northumberland.gov.uk) – for your reference.
5. Please refer to the response to question 2.
6. Please refer to the response to question 2.
7. Please refer to the response to question 2.
8. Please refer to the response to question 2.
9. We can confirm, as per Section 1(1) of the Freedom of Information Act 2000, the ICB on this occasion is not able to provide the requested information. In line with your rights under section 1(1)(a) of the Act to be informed whether information is held, we confirm the ICB does not hold any of the information requested.

In accordance with the Information Commissioner's directive on the disclosure of information under the Freedom of Information Act 2000 your request will form part of our disclosure log. Therefore, a version of our response which will protect your anonymity will be posted on the NHS ICB website <https://northeastnorthcumbria.nhs.uk/>.

If you have any queries or wish to discuss the information supplied, please do not hesitate to contact me on the above telephone number or at the above address.

If you are unhappy with the service you have received in relation to your request and wish to request a review of our decision, you should write to the Senior Governance Manager using the contact details at the top of this letter quoting the appropriate reference number.

If you are not content with the outcome your review, you do have the right of complaint to the Information Commissioner as established by section 50 of the Freedom of Information Act 2000. Generally, the Information Commissioner cannot make a decision unless you have exhausted the ICB's complaints procedure.

The Information Commissioner can be contacted at Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF or [www.ico.org.uk](http://www.ico.org.uk).

Any information we provide following your request under the Freedom of Information Act will not confer an automatic right for you to re-use that information, for example to publish it. If you wish to re-use the information that we provide and you do not specify this in your initial application for information then you must make a further request for its re-use as per the Re-Use of Public Sector Information Regulations 2015 [www.legislation.gov.uk](http://www.legislation.gov.uk). This will not affect your initial information request.

Yours faithfully

*Information Governance Support Officer*

**Information Governance Support Officer  
North East and North Cumbria Integrated Care Board**