



## PWYLLGOR CRONFA ELUSENNOL CHARITABLE FUNDS COMMITTEE

<b>DYDDIAD Y CYFARFOD: DATE OF MEETING:</b>	15 September 2020
<b>TEITL YR ADRODDIAD: TITLE OF REPORT:</b>	Hydrotherapy Pool at Pentre Awel Development, Llanelli
<b>CYFARWYDDWR ARWEINIOL: LEAD DIRECTOR:</b>	Karen Miles – Director of Planning, Performance and Commissioning
<b>SWYDDOG ADRODD: REPORTING OFFICER:</b>	Paul Williams - Assistant Director of Planning Sharon Burford – Project Manager, Carmarthenshire County Council

### Pwrpas yr Adroddiad (dewiswch fel yn addas)

#### Purpose of the Report (select as appropriate)

Ar Gyfer Penderfyniad/For Decision

### ADRODDIAD SCAA

#### SBAR REPORT

##### Sefyllfa / Situation

The trustees of a local charity, the Llanelli Hydrotherapy Pool, have voted to stand down their charity which was established in 2000 to provide a hydrotherapy pool in the Llanelli area. This decision has been taken due to health reasons of the trustees and the development of a hydrotherapy pool being built as part of the Pentre Awel development. The trustees wish to entrust Hywel Dda Health Charities, the official charity of Hywel Dda University Health Board (HDdUHB), with the funds they hold (c. £300k) to be used as a contribution towards the capital or revenue costs of the pool at Pentre Awel. The Charitable Funds Committee (CFC) is asked to consider whether these funds can be accepted at this stage. It is worth noting that the revenue costs discussed to date refer to those incurred by the Physiotherapy Service rather than the Carmarthenshire County Council (CCC) generic running costs.

There are also further funds held to an approximate value of \$1.274 million dollars through the JC Williams Trust which require consideration. The process of drawing down legacy funds held by PNC Bank Pittsburgh (PNC) in relation to the JC Williams Trust, together with the £300k funding, will provide the requisite capital to construct and fit-out the hydrotherapy pool at Pentre Awel.

The design of the Hydrotherapy Pool has been developed through consultation between HDdUHB and CCC representatives, with the work commissioned by Carmarthenshire County Council as part of the first phase of Pentre Awel. The design has been fully costed for assurance by specialist cost consultants, Gleeds.

The SBAR sets out the outstanding questions, with the recommendation for a task and finish group to be established to finalise these and report back to the CFC and to consider the acceptance of the £300k donation from the trustees of the local Llanelli Hydrotherapy Pool charity.

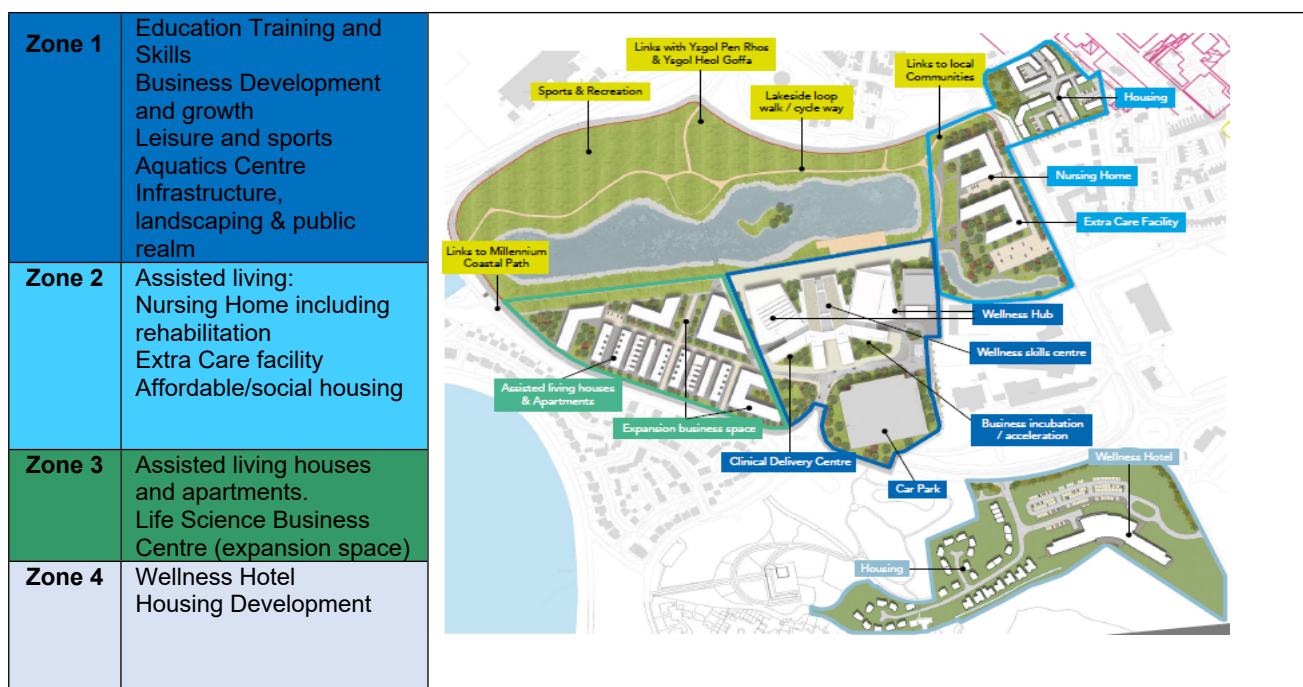
## Cefndir / Background

Pentre Awel (formerly referred to as the Llanelli Wellness and Life Science Village) is a landmark development forming the largest single site development proposed for Carmarthenshire. Pentre Awel is a c. £200 million development located across 86 acres of brownfield land and will co-locate public (local government, health board) academia, private and voluntary sectors and create an environment for leisure, education, research and development, business incubation and health promotion. In summary, Pentre Awel will create:

- £199.5 million of infrastructure including research and business development facilities, a learning academy, an Independence Centre of Excellence incorporating a state of the art care home and rehabilitation centre, extra care housing, a new leisure and aquatics centre with hydrotherapy pool, wellness hotel and outdoor leisure space.
- A projected 1,853 high value jobs plus community benefits.
- Create £467 million Gross Value Added (GVA) by 2034.
- A multidisciplinary community health, care and research facility linked to the health board services.

## Planning & Design Development

The Pentre Awel development comprises a series of individual parcels of land each with specific and interconnected use. These have been designated as zones which can be delivered together or separately.



Outline planning for the site was approved by the CCC Planning Committee in January 2019 and, following additional flood modelling requested by Natural Resources Wales, consent was formally awarded on 6<sup>th</sup> August 2019.

ARUP have been commissioned to develop the design for the first zone. This commission has been approved throughout by CCC Executive Board. Zone one comprises the leisure (dry and wet) and City Deal (education/business development/clinical delivery); these elements are being brought together into a 'Street' design to optimise opportunities and efficiencies through integration of services. The designs for Pentre Awel have been developed in consultation with HDdUHB. The teams have provided specialist input and guidance both on the design proposals

and services for the hydrotherapy pool, Clinical Delivery Centre, Clinical Research Centre and catering.

As part of their RIBA Stage 3 commission, ARUP together with cost consultants Gleeds, have also compiled a Procurement and Contract Strategy for the appointment of a principal construction contractor. The strategy takes into consideration key procurement criteria identified by CCC, including the need to maximise community benefits and achieve cost certainty.

### **Hydrotherapy Pool Design and Specification**

A hydrotherapy pool specification was jointly developed by HDdUHB and CCC via a specialist working group comprising representatives from the therapies and leisure teams, under the auspices of the governance structure for Pentre Awel. This outline specification has formed the basis for the initial design development of the hydrotherapy suite, namely:

- the dimensions of the hydrotherapy pool are fixed at 10m x 8m;
- the hydrotherapy pool is set in a separate enclosure with dedicated changing spaces consisting of accessible units, standard cubicles, staff change, 'Changing Places' facility and wheelchair storage;
- a fixed ceiling hoist system will connect the changing rooms to the showers and pool, promoting equality of access;
- a generous concourse around the pool to allow trolley and wheelchair access;
- storage for portable hoists and other equipment;
- translucent glass panes have been introduced to the southern facade to balance the desire for a controlled degree of daylight whilst protecting the privacy of the space;
- consideration has also been given to sensory equipment, an observation window or underwater camera to monitor progress and provide feedback/analysis (cost dependent), and signage/wayfinding.

The Group will continue to meet to further shape and refine the designs at RIBA Stage 4 and develop an optimal operating model for the pool. This will include pool filtration systems, usage and appropriate demand management to ensure HDdUHB clinical usage is not compromised.

A detailed cost plan was submitted as part of the RIBA Stage 3 documentation and confirms that the hydrotherapy suite will be delivered within budget. The total development cost for the hydrotherapy suite is inclusive of fixtures and fittings.

With regard to the works programme, the design information compiled at RIBA Stage 3 provides sufficient information to commence the next stage of procurement. As such, subject to the confirmation of City Deal funding, it is aimed to procure a principal construction contractor for the phase 1 development in Quarter 4 2020 via the South West Wales Regional Contractors Framework. Phase 1 is targeted for completion in Quarter 1 2023. It is also worth noting that written confirmation of funding has not yet been received from the JC Williams trust fund, this therefore needs to be highlighted as a risk if confirmation of funding is not received before the contractor is appointed by CCC.

### **Asesiad / Assessment**

Initial work was undertaken to review the terms of the legacy funds held within the JC Williams Trust and the terms and conditions which would need to be met to enable access to the funds. Legal advice was sought by CCC and initial discussions held. Consideration also needs to be given in respect of the acceptance of the £300k donation from the trustees of the local Llanelli Hydrotherapy Pool charity, the charity is keen to stand down the fund as soon as possible and instruct solicitors to support this process.

The following notes were provided by the Assistant Director of Corporate Legal Services and Public Affairs of HDdUHB in relation to the JC Williams Trust:

### The Plan

- The Plan is clear that to distribute the Fund, an Administrative Committee shall direct the Director of Finance of the Trust (now the UHB) to receipt and hold funds (Article III).
- The Administrative Committee is made up of seven members: the Chair; Chief Executive; Director of Nursing (Quality & Patient Experience); Medical Director; and the Director of Finance; together with two representatives of the HDdUHB Community Health Council (Article V).
- The Administrative Committee shall at least annually evaluate the needs of the service area (Article II) and distribute the Fund. The Fund must be distributed within 18 months of receipt and the Administrative Committee will provide a report to PNC at the end of the first 12 month period (Article IV).
- Contact needs to be made with PNC to explain the progress of the hydrotherapy pool and to demonstrate how this will meet with the Plan i.e. that there is an Administrative Committee and that the legacy will be used to Purpose referred to in Article 1 of the Plan: "...integrated hospital and community health service for the area served by Prince Philip Hospital...which service cannot currently be fully provided through funding from any other source...".
- Subject to PNC being satisfied, HDdUHB could request that the funds are drawn down and held in accordance with the Plan – by the Director of Finance (Article III).

It is unlikely the charitable funds would be required to support the scheme for approximately a year. This timeline is yet to be formally confirmed.

The Assistant Director of Corporate Legal Services and Public Affairs raised the following issues for consideration.

#### (i) Governance

- Are we able to satisfy PNC that we are complying with the Plan?
- As the Director of Planning, Performance & Commissioning is the lead Executive for the Llanelli Wellness Village, that this should sit within this portfolio.

#### (ii) Agreement with CCC

- There should be an agreement with CCC that sets out clearly the relationship and duties of both CCC and the HDdUHB in the hydrotherapy pool, with an outline agreement in place confirming that CCC will operationally manage the facility.
- The agreement should be clear on the roles and functions of each party and will also be clear that it is subject to receipt of funds from PNC.
- The CFC asked for written confirmation from CCC that the HDdUHB will not be liable for the revenue costs – the Chief Executive has asked for sight of the therapies revenue costs setting out the operational needs for the hydrotherapy pool; revenue implications with CCC are still to be formalised.
- The Project Manager for Pentre Awel has suggested that her legal team will draft a Service Level Agreement/Memorandum of Understanding setting out each party's functions – this will be taken forward over September/October 2020.

### Argymhelliad / Recommendation

The Charitable Funds Committee is asked:

- To consider whether the donation of £300k can be accepted at this moment in time.

- Note the contents of the report and the intent to use charitable and Trust funding to provide a hydrotherapy facility in Pentre Awel.
- To note the need to address the points raised by the Assistant Director of Corporate Legal Services and Public Affairs.
- To ensure the revenue costs of staffing the facility are fully understood.
- To agree to a formal legal agreement between CCC and the HDdUHB that will specify the legal and operational relationship between the parties.

<b>Amcanion: (rhaid cwblhau)</b>	
<b>Objectives: (must be completed)</b>	
Committee ToR Reference: Cyfeirnod Cylch Gorchwyl y Pwyllgor:	<p>6.3 To ensure that the UHB policies and procedures for charitable funds investments are followed.</p> <p>6.15 Obtaining appropriate professional advice to support its investment activities.</p> <p>6.17 Reviewing alternative sources of funding to donations and legacies which could provide the Committee with additional leverage and access to additional funds.</p>
Cyfeirnod Cofrestr Risg Datix a Sgôr Cyfredol: Datix Risk Register Reference and Score:	N/A
Safon(au) Gofal ac Iechyd: Health and Care Standard(s):	<p>1. Staying Healthy</p> <p>3. Effective Care</p> <p>6. Individual care</p> <p>7. Staff and Resources</p>
Amcanion Strategol y BIP: UHB Strategic Objectives:	<p>All Strategic Objectives are applicable</p> <p>2. Living and working well.</p> <p>3. Growing older well.</p> <p>5. Deliver, as a minimum requirement, outcome and delivery framework work targets and specifically eliminate the need for unnecessary travel &amp; waiting times, as well as return the organisation to a sound financial footing over the lifetime of this plan</p>
Amcanion Llesiant BIP: UHB Well-being Objectives: <a href="#">Hyperlink to HDdUHB Well-being Objectives Annual Report 2019-19</a>	<p>2. Develop a skilled and flexible workforce to meet the changing needs of the modern NHS</p> <p>4. Improve Population Health through prevention and early intervention, supporting people to live happy and healthy lives</p> <p>5. Offer a diverse range of employment opportunities which support people to fulfill their potential</p> <p>8. Transform our communities through collaboration with people, communities and partners</p>

<b>Gwybodaeth Ychwanegol:</b>	
<b>Further Information:</b>	
Ar sail tystiolaeth: Evidence Base:	The design development work has been undertaken by ARUP Limited based on consultations held with representatives of Hywel Dda University Health Board and Carmarthenshire County Council.

	The work has been benchmarked against best practice design for hydrotherapy facilities. This has included reference site visits to facilities in Cardiff, Star College and Bath University Hospital, and desktop/market research of hydrotherapy pools and associated equipment, including HydroWorx, Hippo Leisure and Dolphin Mobility.
Rhestr Termau: Glossary of Terms:	All terminology is explained within the report.
Partion / Pwyllgorau â ymgynhorwyd ymlaen llaw y Pwyllgor Cronfa Elusennol: Parties / Committees consulted prior to Charitable Funds Committee:	Project Board and Sub-Groups Hywel Dda University Health Board Business Planning and Performance Assurance Committee Hywel Dda University Health Board Public Board, Hywel Dda University Health Board Community Health Council, Service Planning Committee Carmarthenshire County Council, Council Management Team. Carmarthenshire County Council Policy and Resources Scrutiny Committee City Deal Joint Scrutiny Committee City Deal Economic Strategy Board City Deal Joint Committee Carmarthenshire County Council, Preliminary Executive Board Carmarthenshire County Council Executive Board Carmarthenshire County Council, Full Council ARCH Delivery Leadership Group Academic Partners Full Council / Management Team / Operational Group as appropriate

<b>Effaith: (rhaid cwblhau)</b> <b>Impact: (must be completed)</b>	
<b>Ariannol / Gwerth am Arian: Financial / Service:</b>	There are two elements which will provide the capital to construct and fit out the Hydrotherapy Pool at Pentre Awel: <ol style="list-style-type: none"> <li>1. The Hydrotherapy Pool committee holds c. £300k and wish to transfer these funds to the Health Board to hold as a contribution towards the capital or revenue costs of the pool at Pentre Awel.</li> <li>2. \$1.274 m held in the JC Williams Trust which in PNC Bank Pittsburgh. Together with the funds £300k will provide the requisite capital to construct and fit-out the hydrotherapy pool at Pentre Awel.</li> </ol>
<b>Ansawdd / Gofal Claf: Quality / Patient Care:</b>	Services delivered will focus on wellness and not on illness and therefore on living and staying healthy and independent longer. When care is required the person will be placed at the centre of decision making and enabled to take a key role in that process.
<b>Gweithlu: Workforce:</b>	The staffing for the Hydrotherapy pool clinical operation will be provided by Hywel Dda University Health Board.  Maintenance operation will be provided by Carmarthenshire County Council

<b>Risg: Risk:</b>	Project Board has delegated responsibility for the management of risk to the Project Management Office.
<b>Cyfreithiol: Legal:</b>	Legal agreement to be developed to satisfy the conditions of the Trust fund.  Legal framework to be formed between CCC and Hywel Dda this will include the transfer of charity funding and operating agreements.
<b>Enw Da: Reputational:</b>	The plan to develop a hydrotherapy pool in Llanelli has been under consideration for a number of years. To deliver a state of the art facility will be positive for the Health Board and will provide improved opportunities and capacity for rehabilitation within the community.
<b>Gyfrinachedd: Privacy:</b>	Data systems used within Pentre Awel will be based on the Public Sector Broadband Aggregation (PSBA). Discussions have been undertaken between Carmarthenshire County Council and Health Board Informatics to maximise opportunities for joint working whilst ensuring cyber security.  Detailed planning will ensure appropriate, future proofed infrastructure is created.
<b>Cydraddoldeb: Equality:</b>	<ul style="list-style-type: none"> <li>• Has EqIA screening been undertaken? Yes</li> </ul> <p>Consideration has been given to protected equality groups as part of the Health Impact Assessment in order that these demographic cohorts are given 'due regard' within the business and service planning processes for Pentre Awel. The HIA sought to establish a suitable evidence base, gathering quantitative and qualitative data about those with protected characteristics so that a robust assessment can be made about the positive and negative impacts the development may have on those categorised as vulnerable or disadvantaged.</p>