



**PWYLLGOR CYNLLUNIO POBL A SICRWYDD PERFFORMIAD
PEOPLE PLANNING AND PERFORMANCE ASSURANCE COMMITTEE**

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| DYDDIAD Y CYFARFOD: DATE OF MEETING: | 27 August 2020 |
| TEITL YR ADRODDIAD: TITLE OF REPORT: | Progress Update Llanelli Wellness and Life Science Village (Pentre Awel) |
| CYFARWYDDWR ARWEINIOL: LEAD DIRECTOR: | Karen Miles – Director of Planning, Performance and Commissioning |
| SWYDDOG ADRODD: REPORTING OFFICER: | Sharon Burford – Project Manager, Carmarthenshire County Council |

Pwrpas yr Adroddiad (dewiswch fel yn addas)

Purpose of the Report (select as appropriate)

Er Sicrwydd/For Assurance

**ADRODDIAD SCAA
SBAR REPORT**

Sefyllfa / Situation

This report to the People, Planning & Performance Assurance Committee (PPPAC) is to provide assurance on progress to deliver Pentre Awel.

A detailed progress update was provided to the June 2020 PPPAC meeting and this SBAR builds on that report.

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.

Zone 1

Education Training and Skills

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| | Business Development and growth Leisure and sports Aquatics Centre Infrastructure, landscaping & public realm | |
| Zone 2 | Assisted living: Nursing Home including rehabilitation Extra Care facility Affordable/social housing | |
| Zone 3 | Assisted living houses and apartments. Life Science Business Centre (expansion space) | |
| Zone 4 | Wellness Hotel Housing Development | |

Outline planning for the site was approved by the Carmarthenshire County Council (CCC) Planning Committee in January 2019 and, following additional flood modelling requested by Natural Resources Wales, consent was formally awarded on 6th August 2019.

ARUP have been commissioned to develop the design for the first zone. This commission has been approved throughout by the 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 Hywel Dda University Health Board (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.

Pentre Awel is one of the first projects in the UK to be awarded full funding (£60,000) by the Department for Business, Energy and Industrial Strategy to undertake a heat network feasibility study. This funding recognises the potential value of the project within the local area and CCC's commitment to become a zero-carbon authority by 2030. The study will look at optimising energy use and recovery in Pentre Awel, and upon completion could be used as a demonstrator site/project.

Asesiad / Assessment

1. City Deal Business Case

- 1.1 The business case is complete and progressing through the review process. To date the following stages have been completed:
 - Regional Programme Management Office review.
 - Economic Strategy Board challenge session and expert review of strengths, weaknesses, opportunities and threats (SWOT) analysis.
 - Preliminary Executive Board, Carmarthenshire County Council, approval.

- Presentation to Political Groups, Carmarthenshire County Council.

1.2 The Next stages of the process will be submission to:

- City Deal Programme Board - August 2020.
- Gateway review Welsh Government – September 2020.
- Executive Board Carmarthenshire County Council – September 2020.
- City Deal Joint Committee – September 2020.
- Submission to Welsh Government – September 2020.

2. Agreements with Education Providers

Memoranda of Understanding have been issued covering all aspects of the education continuum. One of which has been returned with the others pending.

3. Design Development

The Stage 3 detailed design of zone 1 was approved by the CCC's Preliminary Executive Board in July 2020. This report includes the procurement strategy.

Presentations on the design have been made to the Political Groups within Carmarthenshire County Council.

The procurement of a main construction contractor is scheduled to be undertaken during Quarter 4 2020. As part of this, CCC will ensure maximisation of community benefits. To assist CCC achieve the maximum local impact, a dedicated working group has been formed and external specialist legal advice commissioned. This work will be further supported by the appointment of a Community Benefits Officer.

4. Implementation

4.1 Work Streams

As the work streams complete on their strategy remit, the groups are being stood down and implementation groups established. The remit of these groups will be to operationalise the individual strategies. For example, the Wellness Hub Work Stream is now focussed on the sustainable operation of the leisure facilities.

These implementation groups will form part of the whole site operation discussions. Representation from HDdUHB will be sought on each of the Implementation Groups.

4.2 Whole Site Operation

The site will be operated by CCC and planning is now underway to determine the optimal operating structure and the lease agreements. This work is being led by the project Senior Responsible Owner /Director of Corporate Services, CCC.

5. Communications

Brand position and design work has been completed and presented to the Communications Group. The development will be referred to as Pentre Awel on all official documentation and correspondence moving forward.

6. Design Development Supported Living

The design development of the Supported Living element of Pentre Awel is scheduled to commence in September 2020. This will comprise the residential nursing, rehabilitation and extra care facilities. These facilities will form a system aimed at improving independence across the whole continuum of care. Prior to COVID-19, CCC and HDdUHB had engaged in preliminary discussions on a new operating model for assisted living, with the potential for HDdUHB to operate the nursing home under consideration. It is aimed to recommence this exploratory work shortly.

7. Ecology

Ecology work is underway on site, to include key surveys and habitat management. This will allow for the discharge of planning conditions to enable work to commence during Quarter 1 2021.

Argymhelliad / Recommendation

The People, Planning & Performance Assurance Committee is asked to note the update provided.

| Amcanion: (rhaid cwblhau) Objectives: (must be completed) | |
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| Committee ToR Reference: Cyfeirnod Cylch Gorchwyl y Pwyllgor: | 4.5 Provide assurance to the Board that, wherever possible, University Health Board plans are aligned with partnership plans developed with Local Authorities, Universities, Collaboratives, Alliances and other key partners, such as the Transformation Group who form part of A Regional Collaboration for Health (ARCH). |
| 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): | 1. Staying Healthy 3. Effective Care 6. Individual care 7. Staff and Resources |
| Amcanion Strategol y BIP: UHB Strategic Objectives: | All Strategic Objectives are applicable 2. Living and working well. 3. Growing older well. 5. Deliver, as a minimum requirement, outcome and delivery framework work targets and specifically eliminate the need for unnecessary travel & waiting times, as well as return the organisation to a sound financial footing over the lifetime of this plan |
| Amcanion Llesiant BIP: UHB Well-being Objectives: Hyperlink to HDdUHB Well-being Objectives Annual Report 2019-19 | 2. Develop a skilled and flexible workforce to meet the changing needs of the modern NHS 4. Improve Population Health through prevention and early intervention, supporting people to live happy and healthy lives |

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| | <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> |
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| Gwybodaeth Ychwanegol: Further Information: | |
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| Ar sail tystiolaeth: Evidence Base: | <p>Individual work areas have been evidenced; main documents include:</p> <ul style="list-style-type: none"> • Assisted Living – Demand and supply projections • Health and Wellbeing – HDdUHB – Annual Plan, Performance Data, Transformation Strategies. • Projection of economic impact produced by Swansea University for City Deal bid. – Aligned with Green Book. • Projection of Health Economic Benefits produced through bespoke modelling. • Site investigation/ecology/transport report prepared as evidence base for the outline planning application. • Digital strategy. • Geotechnics, GeoEnvironmental, landscape and ecology, acoustics, transport, sustainability and fire modelling as part of the RIBA stage 3 work. • Flood Modelling |
| Rhestr Termau: Glossary of Terms: | All terminology is explained within the report. |
| Partïon / Pwyllgorau â ymgysylltu Perfformiad: Parties / Committees consulted Committee: | <p>Project Board and Sub-Groups</p> <p>Hywel Dda University Health Board Business Planning and Performance Assurance Committee</p> <p>Hywel Dda University Health Board, Public Board</p> <p>Hywel Dda Community Health Council , Service Planning Committee</p> <p>Carmarthenshire County Council, Council Management Team.</p> <p>Carmarthenshire County Council Policy and Resources Scrutiny Committee.</p> <p>City Deal Joint Scrutiny Committee.</p> <p>City Deal Economic Strategy Board</p> <p>City Deal Joint Committee</p> <p>Carmarthenshire County Council, Preliminary Executive Board</p> <p>Carmarthenshire County Council Executive Board</p> <p>Carmarthenshire County Council, Full Council</p> <p>ARCH Delivery Leadership Group</p> <p>Academic Partners Full Council / Management Team / Operational Group as appropriate</p> |

| Effaith: (rhaid cwblhau) Impact: (must be completed) | |
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| Ariannol / Gwerth am Arian: Financial / Service: | The Clinical Delivery Strategy proposes that care is delivered in a number of multidisciplinary units. The details of care delivery are now subject to the commencement of implementation planning and the development of lease agreements. |

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| Ansawdd / Gofal Claf: Quality / Patient Care: | <p>Services delivered will focus on wellness and not on illness and therefore on living and staying healthy and independent longer and 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.</p> <p>A Health Technology Hub will provide facilities to enable remote access to services and information and will act as a base for monitoring care. Potential uses include:</p> <ul style="list-style-type: none"> • Provide access to specialist medical care based at another location, enabling more effective use of senior medical resources and reduce need for travel. • Provide mentoring/masterclass opportunities for clinical staff. • Promoting a safe home environment through monitoring the use of Assistive Technology, for example, to support frail elderly and those with dementia. • Supporting independence for those in homes with Assistive Technology, including video conference facilities for consultation or medical advice. • Information and support to enable people to manage ongoing conditions. |
| Gweithlu: Workforce: | <p>It is envisaged that Pentre Awel will have positive impacts on recruitment and retention, with the aim to develop a sustainable, multidisciplinary workforce through improvement of opportunities. The project is projected to create 1,853 jobs by Year 15.</p> <p>It is proposed to educate a wide range of students on site through formal teaching and placement opportunities spanning the education continuum, from schools to FE and HE institutions. It is aimed to provide aspirational, but attainable, opportunities for career progression.</p> <p>Work placements will be developed for secondary school pupils in recognition that these interventions can positively influence future career choices and provide essential experiences and opportunities which result in significant learning and professional development.</p> <p>The proposed relocation of Heol Goffa Special Needs School to a parcel of land adjacent to the site will enable the delivery of supported employment opportunities in Pentre Awel to help people with disabilities achieve sustainable long-term employment.</p> |
| Risg: Risk: | <p>Project Board has delegated responsibility for the management of risk to the Project Management Office.</p> <p>Risk oversight is maintained by the Project Board with escalation between Board meetings to Wendy Walters, Chief Executive, Carmarthenshire County Council.</p> <p>A COVID-19 Risk Register has been compiled as part of the City Deal programme. Key risks have mitigation and no significant action warranted, risk will be monitored at the project level with support from the Programme Office if appropriate. The project is considered resilient and able to capitalise</p> |

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| | <p>on the opportunities, learning and new service delivery models moving forward. These include:</p> <ul style="list-style-type: none"> • An enhanced Health Technology Hub within the Clinical Delivery Centre, capitalising on advances made in digital/IT in delivering healthcare at home or in the community • The development of courses in areas of targeted skills shortages and which have been critical to the COVID-19 effort. Courses to be provided are amongst those targeted by Universities and Education Bodies for growth. • Updating the design specification to ensure that Pentre Awel can meet the latest research, health and education requirements. This may include a Biobank, point of care testing and adaptable innovation space • Recruitment into entry level positions from the local community and upskilling through the development of pipelines of training. • Institutional investors are likely to favour this type of investment over office/retail |
| Cyfreithiol: Legal: | <p>Contractual arrangements will need to be entered into with regard to lease of premises.</p> <p>Legal framework to be formed between CCC and Hywel Dda in relation to the hydrotherapy pool: transfer of charity funding and operating agreements.</p> |
| Enw Da: Reputational: | <p>The following statement was issued by the Health Board in support of the project:</p> <p><i>"We welcome the ongoing commitment to delivering improved health and wellbeing facilities for the population of Llanelli and west Wales as well as the thorough scrutiny and assurance process which the local authority has committed to."</i></p> <p>An Independent legal review and Wales Audit Office review have concluded and have fully endorsed the governance and management of the procurement process and all work undertaken to date.</p> <p>A communications group is in place and is responsible for the production and delivery of a communications strategy. Hywel Dda are members of this group.</p> <p>Engagement exercises have shown considerable levels of community support for the project.</p> <p>Community engagement has been led through the Communities For Work team operating across the adjacent areas. Project Management Office has relocated to adjacent offices to enhance joint working.</p> |
| Gyfrinachedd: Privacy: | <p>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.</p> <p>Detailed planning will ensure appropriate, future proofed infrastructure is created.</p> |

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| Cydraddoldeb: Equality: | <ul style="list-style-type: none"> • Has EqIA screening been undertaken? Yes <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> |
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