



**PWYLLGOR DATBLYGU STRATEGOL A CHYFLENWI GWEITHREDOL
STRATEGIC DEVELOPMENT AND OPERATIONAL DELIVERY COMMITTEE**

DYDDIAD Y CYFARFOD: DATE OF MEETING:	16 December 2022
TEITL YR ADRODDIAD: TITLE OF REPORT:	Purchase of Health Improvement & Wellbeing Centre – Anchor Point, Llanelli
CYFARWYDDWR ARWEINIOL: LEAD DIRECTOR:	Lee Davies – Executive Director of Strategic Development and Operational Planning Jo McCarthy – Deputy Director of Public Health
SWYDDOG ADRODD: REPORTING OFFICER:	Joanna Dainton – Head of Health Improvement & Wellbeing (Public Health) - Strategic Planning, Service Delivery & Partnership

Pwrpas yr Adroddiad (dewiswch fel yn addas)
Purpose of the Report (select as appropriate)

Ar Gyfer Trafodaeth/For Discussion

**ADRODDIAD SCAA
SBAR REPORT**

Sefyllfa / Situation

In August 2022 the Executive Team agreed in principal to purchase a property in Anchor Point, Llanelli for the delivery of a Health Improvement & Wellbeing Centre, subject to a number of conditions being met and Board approval been sought. These conditions included formal confirmation of funding from Welsh Government and a successful planning application for change of use. The purpose of this paper is to provide the Strategic Development and Operational Delivery Committee with further background to the intended property purchase, the progress to date and the intended next steps.

Cefndir / Background

A capital application was submitted in December 2021 to Welsh Government (WG) for the purchase of a property in Llanelli for the delivery of Health Improvement and Wellbeing services which include smoking cessation, children and young people’s early intervention and prevention services, the Health Board Public Health Directorate Health Improvement & Wellbeing Team, psychological and psycho –social support and drug and alcohol service provision (Third sector and Health Board).

The capital funding application has been submitted to the substance misuse branch of Welsh Government on behalf of the Hywel Dda Area Planning Board (APB). The APB is a multi-agency partnership comprised of members who have a statutory duty to ensure there is a local plan in place to tackle drug and alcohol misuse and is chaired by the Director of Public Health. The statutory responsible authorities include Hywel Dda University Health Board, Carmarthenshire, Ceredigion and Pembrokeshire local authorities, Dyfed Powys Police and the Probation Service. Membership also includes representation from the Police and Crime Commissioners Office, Welsh Government and the third sector.

The need for the property was identified via the APB Estates Strategy and the purchase of the property will offer the opportunity to deliver additional prevention and treatment services within the locality. The opportunity to co-locate all of the services above would significantly enhance

service delivery and patient experience. In addition, Carmarthenshire Local Authority, requested in 2018 that the Dyfed Drug and Alcohol Service (DDAS) based in Vaughan Street Llanelli is re-located because of the council regeneration plans for this area. Work has been underway to identify a suitable alternative property since that time.

In August 2022, an offer of £715,000 on the property was accepted and Hywel Dda University Health Board agreed to be the lead purchaser for the property subject to the following conditions:

- Successful planning application for change of use
- District valuer to confirm that the offer price is in line with market value
- Welsh Government approval of the capital application for £910,000 which includes VAT costs, estimated internal refurbishment costs and IT and equipment costs for the property. Welsh Government will only confirm an award of funding once planning permission has been obtained.
- Confirmation that all costs associated with the property including refurbishment and ongoing maintenance will be met with no additional costs to the Health Board

Shared services have negotiated directly with the property owner over a Heads of Terms agreement in order to secure the property in the interim and legal advice on the agreement content is in the process of being obtained.

A specialist planning company, Asbri Planning, has led on the planning process and the planning application is being submitted in early December 2022. It is hoped that the application will be considered by Carmarthenshire Planning Committee in early February 2023 and that, pending a successful application, the Board is then able to formally approve the purchase during March 2023.

Asesiad / Assessment

Service Description

The intention is that the building will enable the delivery of clinical services and provide an administrative base for the following:

- Smoking Cessation & Wellbeing Service (Health Improvement & Wellbeing Team, Public Health) – Provision of base for Llanelli smoking cessation staff and delivery of clinical services for Llanelli based clients unable to be seen in hospital settings
- Prevention & Early Intervention Service – Children and Young People – Location of Psychologist, Assistant Psychologist and specialist psychological team providing support to children and young people who have experienced ACES (Adverse Childhood Experiences) and are therefore at risk of future problematic drug and / or alcohol use and other risky behaviour.
- DDAS - Third Sector Single Point of Contact Service for Drug and alcohol services
- Health Board Community Drug and Alcohol Team
- Health Improvement & Wellbeing Team within Public Health Directorate at Hywel Dda - administrative base for Carmarthenshire and Llanelli based strategic planning and population health improvement team.

All of these services are required essential health service provision stipulated within NICE guidance, Welsh Government Treatment Frameworks and other evidence based guidelines.

Benefits

Smoking, alcohol and drug misuse are amongst the leading causes of preventable ill health and early death and tackling these issues are strategic priorities for the Health Board. Similarly, improving the resilience of children and young people who have had adverse experiences will ensure improved health and wellbeing outcomes for future generations.

The securing of this property would enable the provision of enhanced and innovative treatment and prevention interventions, reduce death, improve health and wellbeing, reduce crime and improve community safety and provide significant cost savings to public services.

Project Delivery & Management

The Health Improvement Team within the Health Board is currently overseeing the project management process which has included:

- Liaison with an external consultant to scope suitable properties and to negotiate with the property agent to make an offer and agree purchase conditions
- Liaison with an external consultant to advise on the planning application process and to submit the planning application
- Submission of capital and revenue funding applications to Welsh Government
- Liaison with Welsh Government in respect of the ongoing situation with property purchase
- Liaison with the HB estates and facilities team to provide costs and expert advice, including advice on carbon footprint measures
- Political management process
- Briefings to the Area Planning Board for Substance Misuse on progress

The next steps include:

- District Valuer engagement
- Solicitor Appointment
- Implement M&E survey
- Implement Building Survey to include drone survey of the roof

Planning Permission

The Health Improvement Team has been working with an external consultant, Asbri Planning, to support the planning application process. A pre planning application was submitted in December 2021 which was favourably received, subject to reassurance on some minor points which have been addressed.

A full planning application has been completed and will be submitted in early December 2022. It is hoped that the application will be considered at a Carmarthenshire Planning Committee in early February, with formal approval then sought from the Board during March 2023.

Political Context

The potential location of the property within Llanelli has already received local political attention and it is possible it will be subject to opposition that may impact on the planning decision.

A briefing session with the CEO and leader of Carmarthenshire Council and key cabinet members was held in August 2022. This included an update on the statutory duties that the key responsible authorities have to ensure continued substance misuse service provision and the strategic approach in place to tackle drug and alcohol misuse as well as our wider plans in terms of Health Improvement & Wellbeing. The briefing session was a multi-agency presentation involving Dyfed Powys Police, the Police and Crime Commissioner, Carmarthenshire Council and the Head of Health Improvement & Wellbeing – Public Health within Hywel Dda University Health Board.

Meetings have also been held with the local councillors for the ward area.

The planning application may also generate local press attention.

In anticipation of this, a press release has been drafted to respond to any concerns and it is intended to hold a drop in session for the local public where they will have the opportunity to meet representatives from the services that we intend to base at the Health Improvement and Wellbeing Centre.

Property Location

Identification of a suitable property for the facility has involved an extensive search process. Full details of the property search process is attached as Appendix 1.

Associated Costs

It is anticipated that all purchase and internal refurbishment costs as well as ongoing maintenance and running costs will be met from the external capital grant and from already identified revenue budgets, with no additional costs to the Health Board. There is also an expectation that existing estates budgets for running and premise costs within services relocating to the property will be transferred to the new property.

The Health Board estates department has been working with the Health Improvement and Wellbeing Team to cost out additional refurbishment costs, fees, IT and equipment costs beyond the purchase price.

It is anticipated that some extra costs such as legal fees and consultant fees, if not covered within the capital application, will be met from underspend within the SMAF grant, managed by the Health Board Health Improvement Team.

Discussion is ongoing with WG over the capital funding application. Any formal approval of funding by Welsh Government will require Ministerial approval and will be subject to district valuer assessment and a successful planning application.

Timescales

The original intention was that purchase of the property would be completed during the 2022/23 financial year. The ability to achieve this is very much subject to the planning committee date and the planning application decision. Discussions are ongoing with Welsh Government in terms of the expected timescales for project completion. It is possible that refurbishment and equipment costs could be funded from 23/24 capital budget but any decision will rest with Welsh Government at Ministerial approval level.

Many of the crucial factors – obtaining political support, negotiating terms, submission of revised capital application and submission of the full planning application have needed to happen concurrently and the Health Board has limited ability to fully influence the timescales of some of these aspects.

Risks

Whilst it is acknowledged that there is always some level of risk linked to new projects, the following steps have been taken to mitigate against this where possible

- Working with finance colleagues to anticipate all revenue implications and to identify funding within existing budgets to meet this
- Provision of £50k in recurring revenue budget to cover any unexpected maintenance costs which is found from within existing resources
- The building that we are proposing to purchase using capital grant is a relatively new building (15 years old) and the Health Improvement Team will be ensuring due diligence with regard to surveys prior to purchase to ensure that the property is as structurally sound as possible, to include
 - Full building survey (to include a drone survey of the roof)
 - Mechanical and electrical survey
 - Lift survey
 - Inspections by the HB's Fire and Safety Officer, Local Site Operations team, Health and Safety Advisors and Infection Control
 - Measured Building survey

Argymhelliad / Recommendation

The Strategic Development and Operational Delivery Committee is asked to consider the information contained within this report and to note the intention to take for formal Board approval in 2023.

Amcanion: (rhaid cwblhau)	
Objectives: (must be completed)	
Committee ToR Reference: Cyfeirnod Cylch Gorchwyl y Pwyllgor:	2.3 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:	Not Applicable
Safon(au) Gofal ac Iechyd: Health and Care Standard(s):	1.1 Health Promotion, Protection and Improvement 1. Staying Healthy
Amcanion Strategol y BIP: UHB Strategic Objectives:	4. The best health and wellbeing for our individuals, families and communities 3. Striving to deliver and develop excellent services 2. Working together to be the best we can be

	5. Safe sustainable, accessible and kind care
Amcanion Cynllunio Planning Objectives	4S Improvement in Population Health 4K Health Inequalities
Amcanion Llesiant BIP: UHB Well-being Objectives: Hyperlink to HDdUHB Well-being Objectives Annual Report 2018-2019	4. Improve Population Health through prevention and early intervention, supporting people to live happy and healthy lives

Gwybodaeth Ychwanegol: Further Information:

Ar sail tystiolaeth: Evidence Base:	Included within the report.
Rhestr Termiau: Glossary of Terms:	Included within the report.
Partïon / Pwyllgorau â ymgynhorwyd ymlaen llaw y Pwyllgor Datblygu Strategol a Chyflenwi Gweithredol: Parties / Committees consulted prior to Strategic Development and Operational Delivery Committee:	

Effaith: (rhaid cwblhau) Impact: (must be completed)

Ariannol / Gwerth am Arian: Financial / Service:	Included within the report
Ansawdd / Gofal Claf: Quality / Patient Care:	Included within the report
Gweithlu: Workforce:	Included within the report
Risg: Risk:	Included within the report

Cyfreithiol: Legal:	Included within the report
Enw Da: Reputational:	Not Applicable.
Gyfrinachedd: Privacy:	Not Applicable.
Cydraddoldeb: Equality:	Not Applicable.

Appendix 1 – Property Search Llanelli

Drug and Alcohol services have been delivered from the Vaughan Street base in Llanelli town centre since 2008. The APB Executive were notified in March 2018 of the regeneration plans of Carmarthenshire Local Authority and this resulted in a recommendation from Carmarthenshire Council that the service be re-located and an extensive property search then commenced.

Two potential properties were identified for further exploration, Coleshill Terrace and the Old Police Station, both in Llanelli, located near the town centre. Coleshill Terrace was visited in May 2018 and the Old Police Station in June 2018. The Police Station property was felt too large and likely to require significant refurbishment to make fit for purpose. The Coleshill Terrace property seemed promising, but a feasibility study would need to be conducted to determine refurbishment costs. In addition, Coleshill Terrace had also been the subject of interest by the local authority housing department who eventually re-located into this property. As neither of these properties were able to be progressed the Area Planning Board continued to work with both Carmarthenshire County Council and local developers to try and identify alternative properties.

In August 2019, following consultation with local developers and consultants, the APB Executive Board discussed an options paper which looked again at all of the potential properties at that time and discussed the pros and cons of each of these. At that time only two options were felt to be viable. One option was for services to remain in Vaughan Street and the other was to purchase and extend a property in Queen Victoria Road. A significant amount of time and funding went into progressing the Queen Victoria Road property but unfortunately, this was not progressed due to the active residents forum that would be opposing the planning application for change of use. This decision was taken by the Area Planning Board following advice taken from specialist planning agents.

In August 2020, another Carmarthenshire County Council owned property (Ty Cariad) became available and this was presented to the APB Executive Board in an options paper which detailed all of the previous property considerations and all suitable available properties at that time. Unfortunately, this option was also not able to be progressed due to the location, which was a flood risk.

In November 2020, the APB considered the pros and cons of purchasing Parish Hall, a property that had previously been used for service delivery in Llanelli. This option was also not able to be progressed for a variety of reasons, including the size and condition of the property.

In early 2021, the Area Planning Board agreed to utilise some underspend from the financial year 20/21 to commission a local external consultant to undertake a new scoping exercise. A number of APB Executive Board members met to discuss this report in July 2021 and narrowed this down to two options. One of these options would require a whole new build and the other was Anchor Point.

It was agreed that the Anchor Point property was the most feasible and the opportunity to purchase this property has been pursued since this time.