

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

<b>DYDDIAD Y CYFARFOD: DATE OF MEETING:</b>	21 December 2023
<b>TEITL YR ADRODDIAD: TITLE OF REPORT:</b>	Pentre Awel Update
<b>CYFARWYDDWR ARWEINIOL: LEAD DIRECTOR:</b>	Lee Davies, Executive Director of Strategy and Planning
<b>SWYDDOG ADRODD: REPORTING OFFICER:</b>	Alex Williams, Head of Health-Related Capital Projects, Carmarthenshire County Council

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

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

Er Gwybodaeth/For Information

**ADRODDIAD SCAA  
SBAR REPORT**

**Sefyllfa / Situation**

This report forms part of the regular updates provided to the Committee on the progress with the Pentre Awel development. The report aims to provide assurance that services in Pentre Awel will be aligned with Hywel Dda University Health Board (HDdUHB) strategy and that all opportunities will be sought to ensure that the Health Board can maximise benefits for the delivery of care on site.

**Cefndir / Background**

Pentre Awel is a multi-million pound economic regeneration development across 83 acres of land in south Llanelli. Led by Carmarthenshire County Council, it will create new landmark infrastructure providing facilities for business, research, education, community healthcare, leisure and assisted living and establish an 'ecosystem' for life sciences.

The project is partly funded through the Swansea Bay City Deal. Benefits include the creation of over 1,800 jobs, health focused education and training opportunities, and improved population health and wellbeing across all five stages of life. Also benefiting from synergies with the Swansea Bay City Deal Campuses project, they will create a strong platform to build on health and wellness across the city region.

Pentre Awel will feature a unique combination of academic, public, business and health facilities to create significant opportunities for employment, education skills and training, direct health and leisure provision. In addition, a network of integrated care and rehabilitation facilities will be provided at Pentre Awel with the aim of improving independence and providing a meaningful testbed for the private sector to pilot assisted living / life sciences technologies.

Across all functions of Pentre Awel, there will be a strategic focus on incorporating preventative and health promotion interventions, resulting in an expected reduction in the incidence of chronic conditions. The focus on health promotion and improved access will, it is envisaged, facilitate improved self-management and allow individuals' care to continue in the community

for as long as possible. This should not only improve the health of the population but, also reduce pressures on primary and secondary care services. The overall site masterplan is set out below:



A wide range of population and prevalence data has been used to inform the service planning along with the strategic plans and performance reports of partner organisations. This work is in addition to the evidence base developed as part of the Health Board’s strategic planning all of which have informed the development of the clinical strategy for Pentre Awel.

**Asesiad / Assessment**

**Zone 1 current position:**

Significant progress has been made with construction on site under the principal contractor, Bouygues, with Zone 1 due to be handed back to Carmarthenshire County Council in October 2024. At the time of writing the report (29 November 2023), we are in week 42 of 89 weeks of construction.

The below pictures show the latest activity on the site:





The below shows an artist impression of what the inside 'street' space will look like:



Zone 1 of the development, which benefits from c. £96m of public sector investment, will comprise the following:

- An enhanced leisure offer, relocating the existing Llanelli Leisure Centre to the new Pentre Awel site. Working in partnership with Hywel Dda University Health Board, this offer will include a hydrotherapy pool for the benefit of residents with therapeutic needs in the local community.
- Swansea University's Health and Wellbeing Academy; the University has signed an Agreement to Lease for c. 480m<sup>2</sup> of education space.
- Hywel Dda University Health Board's Clinical Delivery Unit delivering a range of therapy, nursing, audiology, phlebotomy, sleep and ventilatory clinics as well as a base for Tritech and the Health Board's research and development team.
- Potential Teach and Treat opportunities delivered in partnership between the Health Board and University partners to include for example a dental and ophthalmology training facility; discussions are ongoing currently about these potential opportunities.

- An education and training offer linked to vocational health and social care related skills with involvement from the University of Wales Trinity Saint David and Coleg Sir Gâr.
- A range of office and unit space to support business start-ups and established businesses which can add value to supporting people in the five stages of life.

In relation to the business and innovation offer, funding has been secured under the Shared Prosperity Fund to specifically support this part of the development. Swansea University is progressing a project, which is a successor to their former European funded Accelerate project, to specifically target business and innovation, and linked research and development in Pentre Awel. The Council is also working in partnership with Cardiff University on a parallel project which will drive the attracting of relevant business start-ups and established businesses to the development.

One of the unique selling points (USP) of Pentre Awel is the potential to create a 'living laboratory' of people living in their own environment when Zones 2 and 3 are developed. This will allow businesses and research companies to conduct real life trials of new innovations and products before they are brought to market. Recognising that Zones 2 and 3 are behind Zone 1 in the development, the Council is working with its in-house services and partners to create a 'living laboratory' in the community of Llanelli through its established care homes, domiciliary care service and Llesiant Delta Wellbeing's database of customers so that this USP can be offered on day one of opening.

Work is also underway to consider how the vast outdoor space can be maximised to the greatest benefit of the community. A list of options has been drawn up and their feasibility evaluated, to develop a shortlist of potential options. These include a range of active/sporting activities as well as the potential to promote community growing schemes, for example.

During the construction phase, the community benefits are being maximised to create local jobs and employment opportunities, take advantage and support the local supply chain and engage and actively involve the local community. The Council was delighted that Shufflebottom Ltd, a business located in Cross Hands has provided the steel frame for the building.

As of 27 October 2023, other benefits include:

- 19 new entrant jobs created
- 19 apprentices/shared apprentices
- 4 graduates
- 10 trainees
- 6 work experience (in education).
- 749 person weeks of Targeted Recruitment and Training
- 483 pupil interactions achieved, in addition to 73.5 hours of schools engagement.

Engagement of local schools and newly recruited community ambassadors is critical to the success of the project.

#### **Zones 2, 3 and 4:**

Further work is now being undertaken on Zones 2, 3 and 4 to obtain detailed designs of what will be built within them, taking account of population need and demand. In summary, each zone will entail as follows:

- Zone 2 will include a public sector led nursing home (a piece of work is being progressed through the Regional Partnership Board (RPB) to establish the feasibility of either the Council

or the Health Board delivering a nursing home), potential for residential reablement beds, and extra care plus social and affordable housing.

- Zone 3 will include an assisted living development, maximising the use of assistive technologies and the option for outreach care to be provided by the nursing home, plus larger business units for businesses to grow and develop.
- Zone 4 will include a hotel development and further housing.

### **Key points to note:**

The following key points are to be noted:

- The Health Board has confirmed the requirements for the Clinical Delivery Unit which will comprise two floors; this was agreed at the Executive Team meeting of 20 September 2023. Two options are currently being drafted setting out the configuration of the two floors. These options will be presented back to the Health Board and the Project Team on 7 December, and both parties will need to confirm the preferred option by 13 December to ensure that Zone 1 can progress to timescale.
- The Heads of Terms between the Health Board and Council is currently in draft for the Clinical Delivery Unit and will be finalised once the preferred option is agreed.
- Whilst the hydrotherapy pool will be included within the Council's leisure demise, there is a need to clarify and confirm the day-to-day operational and ongoing maintenance arrangements and this will be the subject of a contract between the Council and the Health Board. A working group is being established between both parties to work out the detail surrounding this.
- The Council is progressing an Integrated Regional Care Fund (IRCF) capital bid to ensure that there is sufficient funding to fund the full costs of both the hydrotherapy pool and the Clinical Delivery Unit.
- As referenced above, there is potential alignment and synergies between Pentre Awel and the Campuses project, which is another City Deal funded project, particularly in relation to business and innovation surrounding the medical technology sector. Discussions are commencing to consider how the projects can work alongside each other and complement each other.
- Funding has been secured for project management support via the IRCF to support with the further scoping of Zones 2 and 3. Recruitment will be underway shortly.
- The Pentre Awel webpages have recently been progressed, and up-to-date information contained at the following link: [Pentre Awel](#).
- Sharon Burford, the current project manager, will be retiring at the end of December 2024. Going forward, Alex Williams, Head of Health-Related Capital Projects, will be the Council's overall strategic lead for the project.

### **Argymhelliad / Recommendation**

Strategic Development and Operational Delivery Committee is asked to **NOTE** the following:

- The progress in the development of the Pentre Awel project.
- The key points outlined in the Assessment section above.
- The requirement for the Health Board to sign off the preferred configuration option for the Clinical Delivery Unit by 13 December 2023.

<b>Amcanion: (rhaid cwblhau)</b>	
<b>Objectives: (must be completed)</b>	
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
Parthau Ansawdd: Domains of Quality <a href="#">Quality and Engagement Act (sharepoint.com)</a>	1. Safe 2. Timely 3. Effective 6. Person-Centred
Galluogwyr Ansawdd: Enablers of Quality: <a href="#">Quality and Engagement Act (sharepoint.com)</a>	4. Learning, improvement and research 3. Data to knowledge 5. Whole systems perspective Enablers of Quality
Amcanion Strategol y BIP: UHB Strategic Objectives:	All Strategic Objectives are applicable
Amcanion Cynllunio Planning Objectives	6a Clinical services plan 5b Research and innovation 7a Population Health 8b Local Economic and Social Impact
Amcanion Llesiant BIP: UHB Well-being Objectives: <a href="#">Hyperlink to HDdUHB Well-being Objectives Annual Report 2021-2022</a>	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 5. Offer a diverse range of employment opportunities which support people to fulfill their potential 8. Transform our communities through collaboration with people, communities and partners

<b>Gwybodaeth Ychwanegol:</b>	
<b>Further Information:</b>	
Ar sail tystiolaeth: Evidence Base:	Individual work areas have been evidenced; main documents include: <ul style="list-style-type: none"> <li>• Health and Wellbeing – HDdUHB – Plans and Strategies.</li> <li>• Integrated Health Impact Assessment – Public Health Wales.</li> <li>• Authority service impact analysis.</li> </ul>

	<ul style="list-style-type: none"> <li>• Projection of economic impact produced by Swansea University for City Deal bid – Aligned with Green Book.</li> <li>• Projection of Health Economic Benefits produced through bespoke modelling.</li> <li>• Site investigation/ecology/transport report prepared as evidence base for the outline planning application.</li> <li>• Geotechnics, GeoEnvironmental, landscape and ecology, acoustics, transport, sustainability, and fire modelling as part of the RIBA stage 3 work.</li> <li>• Flood Modelling</li> </ul>
Rhestr Termiau: Glossary of Terms:	All explained 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:	Pentre Awel Project Board and Sub-Groups.

<b>Effaith: (rhaid cwblhau)</b> <b>Impact: (must be completed)</b>	
<b>Ariannol / Gwerth am Arian:</b> <b>Financial / Service:</b>	<p><u>Capital</u> The clinical delivery/research/education skills and training will take place within Zone 1 of Pentre Awel. The capital cost of which will be met through a combination of City Deal, Carmarthenshire Council funding and IRCF funding if secured. Hywel Dda University Health Board has committed to the funding of the hydrotherapy pool through charitable funding from PNC Bank and the Hydrotherapy Pool Committee.</p> <p><u>Revenue</u> Carmarthenshire County Council has developed and submitted to the University Health Board the Head of Terms for the areas. Negotiations are underway.</p> <p><a href="#">Integrated Impact Assessment Template</a></p>
<b>Ansawdd / Gofal Claf:</b> <b>Quality / Patient Care:</b>	<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>The initial range of services to be delivered within Pentre Awel originated from the Health and Wellbeing work stream which was tasked to develop the strategic plans for Health Board involvement in Pentre Awel. An initial workshop has been held with multidisciplinary service</p>

	<p>involvements. The workshop was followed up with a series of discussions with individual service area leads and amendments to the initial area plans were developed.</p> <p>A Health Technology Hub had been specified within Pentre Awel, with Covid learning the planning is to expand this facility to enhance the capability to provide 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"> <li>• Provide access to specialist medical care based at another location, enabling more effective use of senior medical resources and reduce need for travel.</li> <li>• Provide mentoring/masterclass opportunities for clinical staff.</li> <li>• Promoting a safe home environment through monitoring the use of Assistive Technology, for example, to support frail elderly and those with dementia.</li> <li>• Supporting independence for those in homes with Assistive Technology, including video conference facilities for consultation or medical advice.</li> <li>• Information and support to enable people to manage ongoing conditions.</li> </ul>
<p><b>Gweithlu: Workforce:</b></p>	<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 Pentre Awel 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. A proposed Health and Care Academy will help address longstanding recruit and retention challenges within the sector.</p> <p>Memoranda of Understanding have been developed with all higher and further academic partners, these include the proposed courses to be delivered and are aligned with the Health Board and City Deal Business Case aspirations. These documents are currently being developed into the Head of Terms.</p> <p>The research proposals will provide an opportunity to offer incentives to retain staff with appropriate research interests within the area.</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</p>

	<p>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 main Pentre Awel site will enable the delivery of supported employment opportunities within Pentre Awel to help people with disabilities achieve sustainable long-term employment.</p>
<p><b>Risg: Risk:</b></p>	<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 the project Senior Responsible Owner, Chris Moore, Director of Corporate Services and Section 151 Officer, Carmarthenshire County Council</p> <p>A Construction Risk Register is maintained by Gleeds and includes a range of risks relating to the design and build of Zone 1.</p>
<p><b>Cyfreithiol: Legal:</b></p>	<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. This work is being taken forward by CCC and Hywel Dda legal teams.</p>
<p><b>Enw Da: Reputational:</b></p>	<p>The following statement was issued by the Health Board in support of Pentre Awel:  <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>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>During the construction period, there will be engagement with local schools and community members as part of Bouygues Community Benefits programme. This interaction will be key to changing aspirations at both a community and county level by providing routes into employment and training.</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>

<p><b>Gyfrinachedd: Privacy:</b></p>	<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> <p>The Pentre Awel Project is linked with the City Deal Digital Project to ensure optimal connectivity can be incorporated to ensure that the business development, employment, research and assisted Living aspirations can be delivered</p>
<p><b>Cydraddoldeb: Equality:</b></p>	<p>Has EqIA screening been undertaken? Yes</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul> <p>Design engagement undertaken with the Carmarthenshire Disabilities Forum.</p>