



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

DYDDIAD Y CYFARFOD: DATE OF MEETING:	25 April 2024
TEITL YR ADRODDIAD: TITLE OF REPORT:	Pentre Awel Update
CYFARWYDDWR ARWEINIOL: LEAD DIRECTOR:	Lee Davies, Executive Director of Strategy and Planning
SWYDDOG ADRODD: REPORTING OFFICER:	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 (CCC), 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 1,853 jobs over the life-time of the funding (up to 2032/33), health focused education and training opportunities and improved population health and wellbeing across all five stages of life, namely:

5 Stages of Life Model

Framework for business, research, education and training, health and wellbeing initiatives



Also benefiting from synergies of the Swansea Bay City Deal Campuses project, Pentre Awel will create a strong platform to build on health and wellness across the city region.

The overall site masterplan is set out below.

LLANELLI - SIR GŶR - CYMRU
Pentre Awel
LLANELLI - CARMARTIENSIIRL - WALLS

Zone 1

- Research led business development
- Clinical Delivery and Research Centre
- Education & Training

Leisure

- 8x 25m lane swimming pool, learner pool
- Sports Hall
- Gym
- Dance, Spin and multi-purpose Studios
- Hydrotherapy Pool

Zone 3 Assisted Living

- Individual apartments/houses for sale/rent
- Business Expansion**
- Expansion business space for spin-out activities



Zone 2 Housing

- c. 35 units of social and affordable housing
- Assisted Living**
- Nursing Home (100 beds)
 - Residential Rehabilitation (30 beds)
 - Extra care facility (90 beds)

Zone 4

- Hotel**
- Up to 140 bed hotel
- Housing**
- Open market housing



Asesiad / Assessment

Zone 1 Construction

Construction on site is on track under our principal contractor, Bouygues, with Zone 1 due to be handed back in October of this year. At the time of writing the report (15 April 2024), we are over half way through the construction phase in week 63 of 89 weeks and the steel frame is now complete. Construction is approximately two weeks behind schedule, due to the ongoing adverse weather in late 2023 and early 2024. Bouygues is doing everything possible to bring this back on track, working over weekends to bring the programme back to timescale. However, the contingency time that Bouygues had in the contract has already been used. It should be noted that Zone 1 will open on a phased basis, and due to the significant change in design from a Health Board perspective, the Health Board Clinical Delivery Unit will not be ready for opening until the first half of 2025; we are anticipating a revised programme timeline from Bouygues later this month to reflect this.

The below pictures show the latest activity on the site.



Zone 1 Activity/Tenancies

Zone 1 of the development, which benefits from c. £96m of public and private 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 (HDdUHB), this offer will include a hydrotherapy pool for the benefit of residents with therapeutic needs in the local community. CCC and the Health Board are in ongoing discussions about the operational and maintenance requirements of the pool, with a view to finalising an agreement surrounding the day-to-day management. Work is underway to consider the future options for the existing Llanelli Leisure Centre site, in line with what would be permissible within planning restrictions.
- Swansea University's Health and Wellbeing Academy: The University has signed an Agreement to Lease for c. 480m2 of education space. This part of the development is due to be the first to open in September 2024. This will focus on alternative therapies such as chiropractic and osteopathy.
- HDdUHB's Clinical Delivery Unit (CDU) delivering a range of therapy, nursing, and audiology clinics as well as research and development opportunities: We are now in the detailed design phase of this part of the development, and timescales for opening will be determined towards the end of April 2024 and are anticipated during the first half of 2025.
- Potential Teach and Treat opportunities delivered in partnership between the Health Board and our University partners to include for example a dental and ophthalmology training facility.
- An education and training offer linked to vocational health and social care related skills with potential involvement from local higher education and further education providers.
- A range of office and unit space to support business start ups and established businesses which can add value to supporting people in the f stages of life.

The below picture gives an artist impression of what the completed building may look like:



Business and Innovation Plan

In order to attract business start ups and established businesses to Pentre Awel, a Business and Innovation Plan has been drafted which sets out the business sectors that we are aiming to target. Business sectors will be targeted where either:

- 1) Activity is health, social care and / or wellbeing related
- 2) Or, activity contributes to the 5 Stages of Life

On this basis, 11 eligible business sectors have been identified as follows:

Pentre Awel Eligible Business Sectors	
Section	Industry / Sector
C	Manufacturing
I	Accommodation and food service activities
J	Information and communication
K	Financial and insurance activities
L	Real estate activities
M	Professional, scientific and technical activities
N	Administrative and support service activities
P	Education
Q	Human health and social work activities
R	Arts, entertainment and recreation
S	Other service activities

A working group has been established to take forward delivery of the Plan, and ultimately secure tenants for Pentre Awel. Marketing materials are also in the process of being designed to be sent out to relevant businesses. Tritex form a key part of this working group, and there is a need to align the work of the City-Deal funded Campuses project to this work. The Plan brings together the work of the two Pentre Awel related Shared Prosperity Fund projects. The first led by Swansea University is a successor to the former European Regional Development Fund (ERDF) funded Accelerate project. The second is a partnership project between Cardiff University and CCC. Pentre Awel is also working in partnership with M-Sparc on Ynys Môn to deliver two Arfor funded projects which support business innovation and development. One project focusses on the development of an online platform to support businesses and the other focusses on the development of apprenticeships.

In addition, we are in the process of engaging a property agent to assist us with sourcing prospective tenants in line with the key business sectors.

In order to support the delivery of the Business and Innovation Plan, work continues on the development of the 'living laboratory/real world testbed' unique selling point of Pentre Awel. The idea behind this is to create a community of individuals living in their own homes who, with the right consent and ethical considerations, companies can work with to trial new products and innovations before they are brought to market. Whilst eventually this will be possible on the Pentre Awel site itself when future zones are operational, there is a need to create a solution in the interim. There is scope to do this via our own in-house client base from a residential care, domiciliary care and Delta Connect perspective, as well as in partnership with healthcare providers in the area.

Zones 2, 3 and 4

Further work is now being undertaken on Zones 2 and 3 to scope what will be built within them, taking account of population need and demand, which has changed following the Covid pandemic. In summary, each zone will entail as follows:

- Zone 2 will include a public sector led nursing home alongside extra care provision; Counsel advice has now been received which has indicated that there is no legal barrier to a Local Authority running a nursing home. While a Health Board would be legally able to operate a nursing home, they would not be able to generate income from residents

which would make it a non-financially viable model. Further feasibility work is now being undertaken to look at viability of potential delivery models.

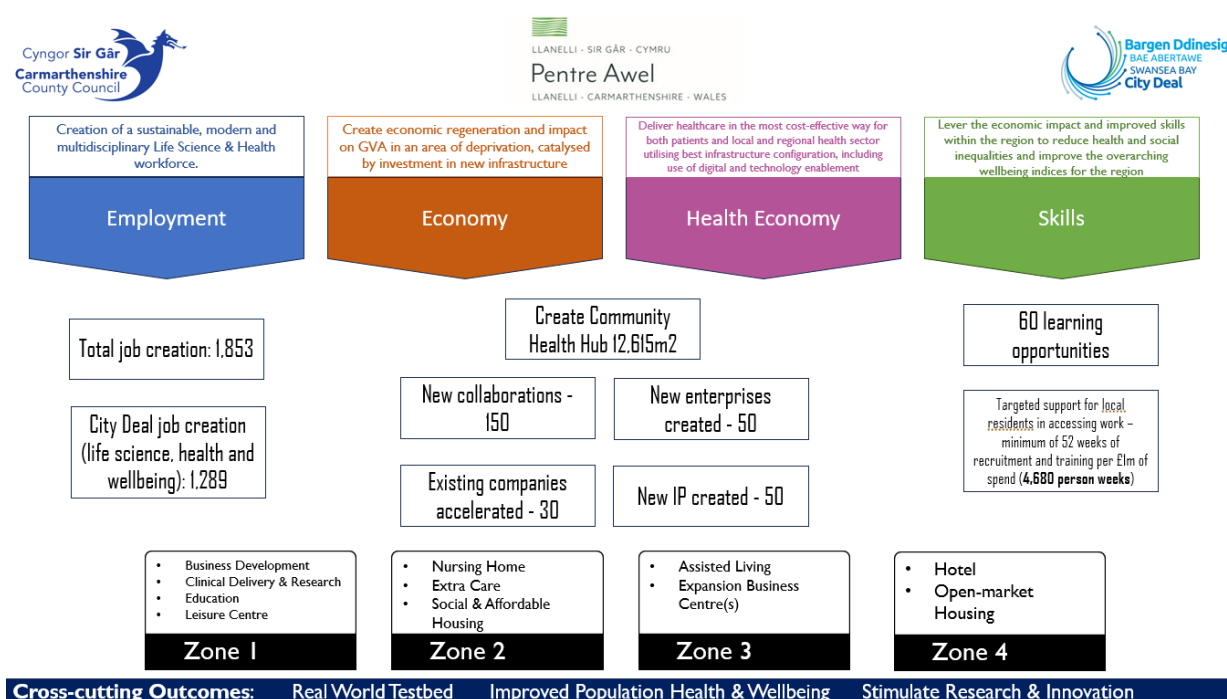
- Zone 3 will include an assisted living development, maximising the use of assistive technologies and the option for outreach care to be provided by the nursing home. There will also be larger business units for business start ups in Zone 1 to move onto when they grow and develop.

Work is now progressing to establish the timeline for Zones 2 and 3 and consider the options for delivery.

Zone 4 will include a hotel development of up to 120 bedrooms and further housing. At the time of writing the report, CCC was preparing to approach the market through a competitive dialogue procurement process for a development partner to take forward the hotel development.

City Deal Outputs and Community Benefits

In securing the City Deal financial support, there is a commitment to deliver a range of outputs related to the Pentre Awel development. These must be achieved by 2032 and are summarised below.



During the construction phase, Bouygues is committed to delivering a range of community benefits which contribute to achieving these outputs. The construction phase is focussed on maximising the creation of local jobs and employment opportunities, taking advantage of, and supporting, the local supply chain as well as engaging and actively involving the local community.

As of 31 March 2024, benefits include:

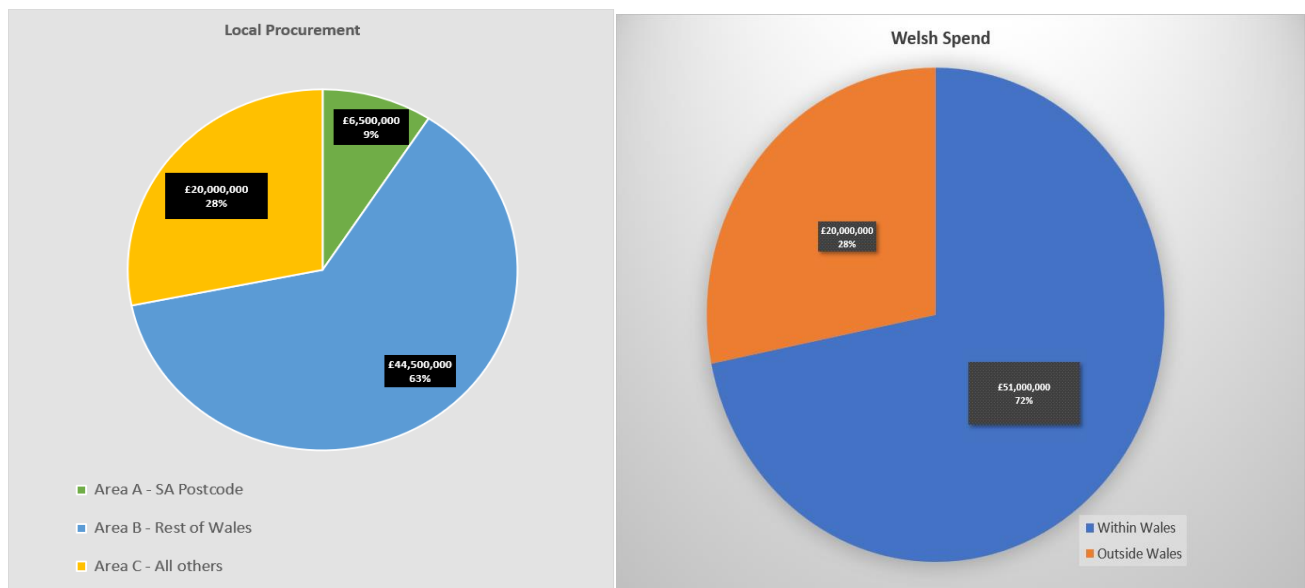
- 40 new entrant jobs created
- 31 apprentices/shared apprentices
- Four graduates
- 22 trainees

- Five work experience (in education).
- 2,212 person weeks of Targeted Recruitment and Training
- 605 pupil interactions achieved, in addition to 106 hours of schools engagement

Engagement of local schools and our newly recruited Community Ambassadors is critical to the success of the project. Of particular note is the Real World Learning Project that Bouygues undertook with local schools. Groups of children were asked to design a room in Pentre Awel, with support of a mentor from Bouygues. This culminated in an event to judge the best design in November 2023. More details can be found at the following link:

[Students Pitch at Skills Event Dragon's Den Style - Bouygues UK \(bouygues-uk.com\)](https://www.bouygues-uk.com)

There has been a significant focus by Bouygues on maximising the local supply chain and consequently the economic benefit to the Welsh and Carmarthenshire economy. The following charts show the % spent across Wales as well as more locally in the SA postcode region.



Bouygues has procured services through a number of local companies including Owens Group, Dyfed Steels, Shufflebottom, Dyfed Recycling Services, HAC Group and Redsix Partnership Ltd.

We have been working with The Centre for Local Economic Strategies to develop a model to robustly calculate the benefit to the Carmarthenshire economy from the Pentre Awel development. This is work in progress, but we will soon be able to share figures in relation to this which will provide a blueprint to work from for future developments in the County. This model will provide a monetary value to local jobs created, as well as illustrating maximisation of the Carmarthenshire pound through local suppliers.

In addition to the economic benefits, Pentre Awel has scope to be a significant asset for the local community. Work is consequently underway to look at how the vast outdoor space can be maximised to the greatest benefit of the community. The shortlist of potential activities is shown below. Work will now progress to look at how the shortlist can be taken forward for the tangible benefit of the community.

Green exercise	Outdoor play	Exercise classes	Community Gardens & Allotments	Social/Green Prescribing	
Nature Trails					
	Orienteering	Outdoor education spaces	Active Travel	Defibrillators	Community engagement
Outdoor green gym	Sensory Gardens	Bee Hives / Bee Corridor	Cycle Hire / e-bike hire	Intergenerational activities	Dissertations & research
Schools Engagement	Amphitheatre	Geocaching	Sensory play	Photography	Walking meetings / Outdoor Consultations
			Zero Waste	'Cleanest Street' Campaign	
BMX / skate park	Bushcraft	Outdoor kitchen	Arts / sculpture trail	Public art / graffiti work	
	Outdoor Pursuits				
Paddleboarding		Buggies	Wind surfing		
	Triathlon				

Green Exercise	9	Cycle Hire	7
Nature Trails / Wildlife Walks	9	Outdoor Green Gym	7
Active Travel	9	Cleanest Street Campaign	7
E-Bike Hire / Charging	9	Orienteering	7
Defibrillators	9	Community Gardens / Allotments	7
Schools Engagement	9	Outdoor Education / Learning Space	7
Dissertation/Research Programmes	9	Amphitheatre	7
Outdoor Exercise Classes	8	Social Experiment	7
Outdoor Play	8	Sensory Gardens	7
Geocaching	8	BMX / Skate Park	6
Outdoor Arts & Culture	8	Outdoor Kitchen	6
Photography	8	Public Art / Graffiti	6
Sensory Play	8	Arts / Sculpture Trail	6
Intergenerational Activities	8	Outdoor Pursuits	5
Social / Green Prescribing	8	Bushcraft	5
Zero Waste Strategy	8	Buggies	4
Walking Meetings & Outdoor Consultations	8	Paddleboarding	4
Community Engagement	8	Triathlon	3
Bee Hives / Bee Corridors	7	Windsurfing / Sailing	2

Scoring	
7 – 10 Shortlisted (28 No.)	
5 – 6 'On the Margins' (6 No.)	
1 – 4 Unsuitable (4 No.)	

We are mindful that the original Full Business Case (FBC) used to secure the funding was finalised in 2020. We are in the process of refreshing the FBC to bring it up-to-date. As part of this, we are reviewing the original outputs identified to ensure that they have stood the test of time and are achievable by 2032.

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 adjoining ground floors plates; this was agreed at the Executive Team meeting of 20 September 2023. Designs have now progressed to Royal Institute of British Architects (RIBA) Stage 4, and a revised timeline for the complete programme is anticipated from Bouygues towards the end of April.
- The Health Board approved the intention to enter into a lease with CCC at its meeting on 25 January 2024. Further discussion has taken place between the Health Board and CCC surrounding the terms, and it is anticipated that respective legal teams will be instructed imminently.
- While the hydrotherapy pool will be included within the CCC'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 has been established between both parties to work out the detail surrounding this, and significant progress has been made. It is now considered that the running costs will be less than originally anticipated. Finalising these arrangements is critical to allow for the capital transfer of the charitable funds to be transferred to CCC.
- A working group is being established with CCC to work through the practicalities of the operational running of the building to ensure everything is in place on day one of operation.
- CCC is progressing an Integrated Regional Care Fund (IRCF) capital bid to ensure that there is sufficient funding to cover the full costs of both the hydrotherapy pool and the CDU. Welsh Government (WG) visited the site in February 2024, and it was agreed that a refresh of the existing FBC would be sufficient to support this application. Gleeds are supporting CCC to refresh the FBC for this purpose. It is anticipated that the application will be submitted to WG in the early Summer.
- Currently, the Health Board has not been in a position to scope the potential for Teach and Treat opportunities on the site. A definitive position needs to be reached as to whether the Health Board wishes to progress and a meeting is due to take place later this month to discuss this further.

- Recruitment is underway for project management support via the IRCF programme to support with the further scoping of Zones 2 and 3.

Argymhelliad / Recommendation

The 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 progress and finalise the lease arrangements.

Amcanion: (rhaid cwblhau)

Objectives: (must be completed)

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 Quality and Engagement Act (sharepoint.com)	1. Safe 2. Timely 3. Effective 6. Person-Centred
Galluogwyr Ansawdd: Enablers of Quality: Quality and Engagement Act (sharepoint.com)	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: Hyperlink to HDdUHB Well-being Objectives Annual Report 2021-2022	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

Gwybodaeth Ychwanegol: Further Information:	
Ar sail tystiolaeth: Evidence Base:	Individual work areas have been evidenced; main documents include: <ul style="list-style-type: none"> • Health and Wellbeing – HDdUHB – Plans and Strategies. • Integrated Health Impact Assessment – Public Health Wales. • Authority service impact analysis. • 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. • Geotechnics, GeoEnvironmental, landscape and ecology, acoustics, transport, sustainability, and fire modelling as part of the RIBA stage 3 work. • Flood Modelling.
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.

Effaith: (rhaid cwblhau) Impact: (must be completed)	
Ariannol / Gwerth am Arian: Financial / Service:	<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 part 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>Integrated Impact Assessment Template</p>

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>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 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>
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. 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 Further and Higher Education institutions. It is aimed to provide aspirational, but attainable, opportunities for career progression.</p> <p>The research proposals will provide an opportunity to offer incentives to retain staff with appropriate research interests within the area.</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 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>
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 HDdUHB in relation to the hydrotherapy pool: transfer of charity funding and operating agreements. This work is being taken forward by CCC and HDdUHB legal teams.</p>

<p>Enw Da: Reputational:</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. HDdUHB are members of this group.</p> <p>During the construction period, there is ongoing 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>Gyfrinachedd: Privacy:</p>	<p>Data systems used within Pentre Awel will be based on the Public Sector Broadband Aggregation (PSBA). Discussions have been undertaken between CCC 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>Cydraddoldeb: Equality:</p>	<p>Has EqIA screening been undertaken? Yes</p> <ul style="list-style-type: none"> 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 Health Impact Assessment (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>Design engagement undertaken with the Carmarthenshire Disabilities Forum.</p>