



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

<b>DYDDIAD Y CYFARFOD:</b> <b>DATE OF MEETING:</b>	31 August 2023
<b>TEITL YR ADRODDIAD:</b> <b>TITLE OF REPORT:</b>	Pentre Awel Update 2023 – Quarter 2
<b>CYFARWYDDWR ARWEINIOL:</b> <b>LEAD DIRECTOR:</b>	Lee Davies, Executive Director of Strategic Development & Operational Planning
<b>SWYDDOG ADRODD:</b> <b>REPORTING OFFICER:</b>	Sharon Burford – Project Manager, 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 cycle of regular papers provided to the Health Board Committees giving an update on the progress for delivery of services within 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 landmark development forming the largest single site development proposed for Carmarthenshire. Pentre Awel is a circa £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 green spaces for health promotion and prevention.
- 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 Health Board services.

The Pentre Awel development comprises four 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 - City Deal – Business Case

Total build costs —£40m

- Research led business development
- Clinical Delivery and Research Centre
- Wellbeing Skills Centre

### Zone 1 - Leisure - CCC – Capital Programme

- 8 x 25m lane swimming pool, learner pool with splash features
- Sports Hall
- c.130 station gym
- Dance, spin and multi-purpose studios
- Adventure play
- £1.3m Hydrotherapy Pool

### Zone 4 - Hotel – Market led

Up to 140 bed hotel

### Zone 4 - Housing – Market led

c. 35 units of open market housing



### Zone 2 – Housing – JV/Market Led

- c. 35 units of social and affordable housing

### Zone 2 - Assisted Living – JV/ Market Led/Health Board Partnership

- Nursing Home (100 beds)
- Residential Rehabilitation (30 beds)
- Extra care facility (90 beds)

### Zone 3 - Assisted Living – Market Led

- Individual apartments/houses for sale/rent

### Zone 3 - Business Expansion – Market Led

- Expansion business space for spin-out activities

Outline planning consent for the site was formally awarded on 6 August 2019 with all matters reserved.

## Zone 1 Construction and Community Benefits

Bouygues UK Ltd appointed in October 2021 to deliver Zone1. The **Pre-Construction period is now completed (October 2021 to January 2023)**; a key part of which was the Enabling works which including earthworks, site preparation and piling mat beneath the building footprint. In February 2023 Carmarthenshire County Council (CCC) and Bouygues UK entered into the formal construction contract to deliver Zone 1. An 89-week construction programme is now underway with sectional completion of education facilities planned for September 2024 and full completion / operationalisation targeted October 2024.

Works to date have predominantly focused on significant belowground works including piling (over 1000 piles for a project of this size), drainage and excavation of the pool hall.

August 2023 marked the start of aboveground works with the erection of the structural steel frame for Building B. For the first time, the development is now visually prominent and gives a sense of the scale and height of the buildings (Pentre Awel will have a total building footprint of over 20,000m<sup>2</sup>). The steel frame should be completed by the end of the year with work then turning to the interior of the building.

The start of the steel frame installation with a site/media visit on 3 August (BBC in attendance) to further showcase ongoing work around local procurement.



The steel (over 1,300 tonnes) is locally manufactured via Shufflebottom of Cross Hands with Dyfed Steels of Dafen providing the reinforced bar – providing a circa £3.8m economic boost.

The Leader and Cabinet Member in attendance expressed their delight that local subcontractors have been afforded opportunities to work on Zone 1.

Community benefits remain a focal point and a number of initiatives around targeted recruitment and training, schools' engagement, community and supply chain engagement have been delivered on Zone 1, including:

- Over 400 person weeks of targeted recruitment and training (TR&T) – providing construction-related training and employment opportunities to target socio-economic groups facilitated through novel initiatives such as an onsite Employment Hub, working with local employability programmes. Thanks to these initiatives, previously out of work and long-term unemployed individuals have found work at Pentre Awel
- Around 60 student ambassadors from local primary and secondary schools
- Over 450 'pupil interactions', including a bespoke Real World Learning project led by CCC education and funded by Skills and Talent (City Deal) programme in which pupils from 5 Llanelli schools are taking part in a design challenge.
- Virtual Meet the Buyer event and notices to Carmarthenshire businesses on future tendering and sublet opportunities with the aim to keep as much of the project spend in Carmarthenshire and Wales (i.e. maximise the Carmarthenshire pound)

### **Zone 1 Services and Workstreams**

- A Catering Expression of Interest (EOI) brief has been drafted for issue to the market to secure the optimal operating model for catering on site.
- Initial designs for wayfinding have been commissioned in line with the Band guidelines for Pentre Awel.
- Welsh Language Impact Assessment and Action Plan approved by Pentre Awel Project Board in April 2023. This aims to maximise the positive impact on the language on site.
- Hywel Dda UHB has instigated business planning for each clinical service to be delivered at Pentre Awel
- Communications Plan in place and agreed by partner comms leads – outlines PR and marketing activities to be undertaken across construction, community benefits, leisure and health.
- £1.2m secured from the PNC Trust fund along with a further £300,000 from charitable donations to construct the hydrotherapy pool as part of the aquatics complex.
- Two successful Shared Prosperity bids – one with Cardiff University and One with Swansea University to pump prime the business and innovation and create an open ecosystem for collaboration. In total these bids amount to circa £500k
- Development of an innovation/business network with Bangor University.
- Appraisal undertaken of a long list of options for outdoor activities / projects at Pentre Awel to ensure that the outputs can be optimised in line with the objectives of the Pentre Awel project.
- Integrated Regional Care Fund (IRCF) capital bid prepared for specific elements to enable enhanced scope, such as an audiology booth and enhanced hydrotherapy scope to widen patient access.
- A further Integrated Care Fund bid proposed for staff to support development of Zone 2 and 3 Assisted Living.

Whole Site Operational Group has now been established to develop the operating model for all zones of the site, with the current focus is on Zone 1.

### **Asesiad / Assessment**

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.

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 based strategic planning undertaken as part of the Health Board's Transforming Strategies all of which have informed the development of the clinical strategy for Pentre Awel. This clinical strategy was developed through the Health and Wellbeing work stream comprising clinicians, Health Board leaders and service managers, alongside training providers.

Heads of Terms between The Health Board and Carmarthenshire County Council are currently under development. The agreed designs will form part of these agreements.

#### 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 actions to confirm the Health Board involvement in the project.
- The overall timeline.

#### **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 <a href="#">Quality and Engagement Act (sharepoint.com)</a>	1. Safe 2. Timely 3. Effective 6. Person-Centred
Galluogwyr Ansawdd: Enablers of Quality:	4. Learning, improvement and research 3. Data to knowledge 5. Whole systems perspective

<a href="#">Quality and Engagement Act (sharepoint.com)</a>	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

Gwybodaeth Ychwanegol: Further Information:	
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> <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 Hywel Dda University Health Board Business Planning and Performance Assurance Committee Hywel Dda University Health Board, Public Board Hywel Dda Community Health Council, Service Planning Committee



	<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, Cabinet</p> <p>Carmarthenshire County Council Management Team</p> <p>Carmarthenshire County Council, Full Council</p> <p>ARCH Research, Enterprise and Innovation Group</p> <p>Academic Partners Full Council / Management Team / Implementation Groups as appropriate</p> <p>Design meetings with Bouygues and the Authority</p>
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<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></p> <p>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 and Carmarthenshire Council funding. The Authority requires No capital funding from the University Health Board other than Hydrotherapy charitable funding from PNC Bank and the Hydrotherapy Pool Committee.</p> <p><u>Revenue</u></p> <p>Carmarthenshire County Council has developed and submitted to the University Health Board the Head of Terms for the areas. Negotiations are underway and are supported by the IRCF bid developed.</p> <p>Subject to negotiation the estimated rental cost for the clinical delivery, clinical research and TriTech areas are c.£12/sqft plus service charge.</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 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 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:</b> <b>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:</b> <b>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:</b> <b>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>



<b>Gyfrinachedd: Privacy:</b>	<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>
<b>Cydraddoldeb: Equality:</b>	<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>