



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

DYDDIAD Y CYFARFOD: DATE OF MEETING:	15 December 2021
TEITL YR ADRODDIAD: TITLE OF REPORT:	Carmarthen Hwb Update Report
CYFARWYDDWR ARWEINIOL: LEAD DIRECTOR:	Lee Davies, Director of Strategic Development and Operational Planning
SWYDDOG ADRODD: REPORTING OFFICER:	Rhian Dawson, Integrated System Director, Carmarthenshire

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

This report provides the Strategic Development and Operational Delivery Committee (SDODC) with a high level overview and update regarding the development of a Wellbeing 'Hwb' in Carmarthen Town.

SDODC is requested to note the current position relating to the development of the 'Hwb', anticipated timeline and associated risks to the Hywel Dda University Health Board (HDdUHB).

Cefndir / Background

'A Healthier Mid and West Wales (AHMWW)' outlines the strategic intent to support the development of community wellbeing hubs across the geographical footprint of HDdUHB. In April 2021, HDdUHB was approached by Carmarthenshire County Council (CCC) with the opportunity to submit a joint business case to the UK Government Levelling Up Fund for the development of a wellbeing 'Hwb' in Carmarthen Town.

The Carmarthen Town 'Hwb' will provide a new centre for health, wellbeing, learning and culture in the heart of Carmarthen, offering better integrated services for local people, driving aspiration and engagement and creating a more diverse and sustainable mix of uses in the town centre.

A Strategic Outline Case (SOC) was consequently developed in partnership with CCC and University of Wales Trinity St David (UWTSD). The SOC and application was submitted to the UK Government by CCC on 17th June 2021 and it was announced that the application had been successful on 27th October 2021 with funding of £19,992,025.00 approved.

Asesiad / Assessment

CCC has engaged architects and other professionals to progress the development from SOC to the commissioning and operationalisation of the 'Hwb'. A project management structure has been established with representation from HDdUHB including the County Director

(Carmarthenshire) and senior leadership from the Health Board’s planning directorate. The project management structure includes a HDdUHB design and implementation group which reports into the ‘Hwb’ Steering Group led by CCC.

The Vision

The vision for the ‘Hwb’ projects a modern and accessible centre in the heart of Carmarthen that will improve quality of life for people in Carmarthen and its surrounding area and drive economic resilience and growth in the town centre. It will promote preventative health care through better integrated, better connected services in a high-quality setting, creatively linking these with culture, learning and leisure opportunities.

By bringing these services together in a community-focused environment, the ‘Hwb’ vision recognises the role that the arts, education and active lifestyles have in supporting wellbeing throughout people’s lives – contributing to better outcomes for the public and community, reducing ‘system-wide’ costs and increasing resilience.

The vision is ambitious and aims to change the way that people think about their lifestyles, wellbeing, treatment, recovery and their own behaviours. The facility will accommodate a range of spaces for active engagement with third sector clubs and societies, local community initiatives and support services. It will also contain spaces for single or group consultations with a care team, informal areas for small meetings and feedback and larger scale areas for communal activities such as talks, film nights or cookery demonstrations. The building will also be used as a way to demonstrate healthy living and facilitate an active lifestyle. It is envisaged that a centre that can support the health and wellbeing needs of the population right through from conception to grave could be developed. It is envisaged that this would complement the health and fitness offer that will be put forward by CCC as well as the training developments being developed in partnership between CCC, HDdUHB and the UWTSD. The ambition is for a building rooted in the town centre with easy visual and physical links between inside and out.

Main stakeholders in the development of the health and wellbeing part of the development include:

- Early years (health visitors and school health nursing)
- Children's health & social care services
- The Teifi, Taf and Towy (3Ts) Community Resource Team (CRT)
- Integrated community health & social care service provision for adults (including Mental Health and Learning Disabilities (MH&LD))
- Therapies & health science
- Primary care contractors, and
- Wider community provision including podiatry, sexual health and midwifery

Services to be Located in the Carmarthen Wellbeing Hwb (these would include a range of Health Board, Council and Third Sector services)
Reception/Wellbeing Zone
Welcoming reception area
Provision of information and advice from a range of third sector/statutory partners
Tywi, Taf and Teifi Community Resource Team - 3Ts CRT
Adult MH & Child & Adolescent Mental Health Services (CAMHS)
Community Team Learning Disabilities (CTLD)
Community café
Roof top garden
Start Well Zone
Family Centre
Clinical treatment rooms/meeting space to facilitate maternity clinics, health visitor clinics etc
Age/Live Well Zone

Clinical treatment rooms to allow delivery of therapies, specialist nursing clinics, sexual health clinics and other clinical treatment
Community Dental Services
Podiatry and Orthotics
Primary Care & Community Optometry - Ophthalmic Diagnostic and Treatment Centre (ODTC)
Back Office Zone
Hot desking space
Office space for key Multi-Disciplinary Team (MDT) staff linked to provision of the Centre (potential for relocation of CRT and LD team)
Flexible meeting space
Consideration of:
Carmarthenshire Council's view on inclusion of other community services:
- Training Facilities
- Leisure Facilities
- Museum Storage
- Third Sector Services
- Meeting Space
University of Wales Trinity Saint David's view on inclusion of other community services:
- Training and Education Facilities
- Meeting Space

The assessment contributing to the SOC also considered the future provision of services currently located at Pond Street Clinic namely;

- Sexual and Reproductive Health
- Community Dental and Optometry Services
- Podiatry
- Neurological Services (administration only)
- Volunteering Service (administration only)
- Learning Disabilities (currently based at Penlan, Carmarthen)

Indicative Timeline

CCC have issued an indicative 35 month programme with key milestones noted as follows:

- 1st stage Contractor Tender by December 2021
- Award of the main Contract in October 2022.
- Construction to start from January 2023
- Construction is to be completed by February 2024 followed by commissioning and then opening in July 2024.

CCC are currently progressing to Stage 3 design and further work is ongoing with the Design Team to refine and incorporate the requirements from all partners into to the footprint of the premises; the synopsis to reset and evolve into the overall area is awaited. Surveys and investigative works have been undertaken and the first stage of the tender process is in place.

Risks

There are known financial risks to HDdUHB associated with the development; these are due to the limited time that was available to the organisations to submit the SOC (6 weeks) which impacted on their ability to ensure detailed scoping of the scheme and assessment of associated costs. The financial risk is currently estimated to be:

- Non-works costs (estimated circa £247,700)
- Ongoing revenue costs (estimated at £169,616)
- Net capital requirement of circa £757,458
- Equipment and Information Technology costs could range up to £1.2m

It is also acknowledged that the condition of the application, i.e., that is the construction of the building, is to be completed by March 2024 and may also incur additional costs.

A detailed engagement and communications strategy is being led by CCC. The management of public expectation is a current priority particularly as we are not currently able to disclose the location of the 'Hwb'.

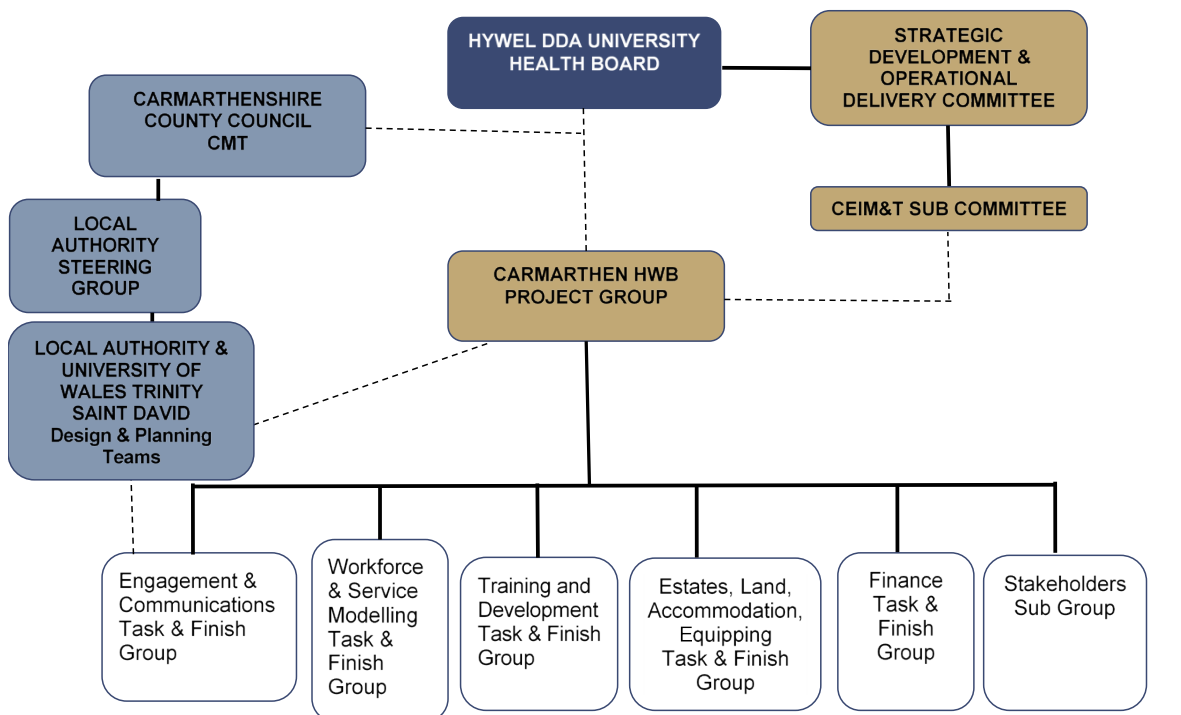
It should also be considered that the availability of space within the building may be limited due to prioritising needs of all partners included, thus not suiting HDdUHB requirements although consultation on the building space and verification on the assumptions made is ongoing. Departmental needs have been reaffirmed to the CCC Design Team and further sessions will be arranged by CCC to refine the brief and understand our equipment requirements.

Next Steps

- Information Pack (includes a cost plan and programme which reflects procurement) and Heads of Terms developed by CCC by 10th December 2021 to be considered by all partners
- Firm commitment required from all partners by 20th December 2021 in order for the design process to progress at pace.

Proposed Governance Structure

Below is the original proposed structure recommended at the outset which will support development of the scheme and its implementation. It outlines how the Carmarthen Town 'Hwb' Project Group will report both to HDdUHB and CCC governance structures. This structure will be reviewed on 10th December 2022 once the information pack is received from CCC to ensure this is fit for purpose.



Argymhelliad / Recommendation

The Strategic Development and Operational Delivery Committee is requested to:

- note the current position of the Carmarthen Town 'Hwb' development.
- acknowledge the assessed risks associated with the current position.
- acknowledge the next steps and the governance structure in place to support decision making/approval to progress to the next stage.

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
Amcanion Strategol y BIP: UHB Strategic Objectives:	1. Putting people at the heart of everything we do 3. Striving to deliver and develop excellent services 4. The best health and wellbeing for our individuals, families and communities 6. Sustainable use of resources
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:	'A Healthier Mid & West Wales'
Rhestr Termiau: Glossary of Terms:	Included within the body of the report
Partïon / Pwyllgorau â ymgynhorwyd ymlaen llaw y Pwyllgor Datblygu Strategol a Chyflenwi Gweithredol:	Capital, Estates and IM&T Sub Committee

Parties / Committees consulted prior to Strategic Development and Operational Delivery Committee:	
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Effaith: (rhaid cwblhau) Impact: (must be completed)	
Ariannol / Gwerth am Arian: Financial / Service:	Identified within the body of the report
Ansawdd / Gofal Claf: Quality / Patient Care:	Identified within the body of the report
Gweithlu: Workforce:	Identified within the body of the report
Risg: Risk:	Identified within the body of the report
Cyfreithiol: Legal:	Identified within the body of the report
Enw Da: Reputational:	Identified within the body of the report
Gyfrinachedd: Privacy:	Not Applicable
Cydraddoldeb: Equality:	Not Applicable