

PWYLLGOR STRATEGAETH A CHYNLLUNIO
STRATEGY AND PLANNING COMMITTEE

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| DYDDIAD Y CYFARFOD: DATE OF MEETING: | 01 July 2025 |
| TEITL YR ADRODDIAD: TITLE OF REPORT: | Planning Objective (PO) 8: Estates Plan |
| CYFARWYDDWR ARWEINIOL: LEAD DIRECTOR: | Lee Davies, Executive Director of Strategy and Planning |
| SWYDDOG ADRODD: REPORTING OFFICER: | Paul Williams, Assistant Director of Strategic Planning and Developments |

Pwrpas yr Adroddiad (dewiswch fel yn addas)

Purpose of the Report (select as appropriate)

Er Sicrwydd/For Assurance

ADRODDIAD SCAA
SBAR REPORT

Sefyllfa / Situation

The report provides the updated summary position relating to Planning Objective (PO) 8: Estates Plan which continues to report delays in implementing the infrastructure elements of the strategy until an approach can be agreed with Welsh Government (WG).

The report also provides an update on the progress relating to community infrastructure schemes which are still progressing and progress against the delivery of the Property Asset Strategic Plan (2023 – 2026).

Cefndir / Background

Previous reports to Strategic Development and Operational Delivery Committee (SDODC) (now dis-established) and Board have highlighted the need to reassess the strategy and the potential implications for both clinical services and the hospital estate infrastructure which are unsustainable for the medium to long term in their current form. Key areas for consideration include:

- Programme Timescale - The timescale for delivery of the programme, in particular the new hospital network, is substantially longer than originally anticipated
- The timing and sequence of delivery will need to change
- The interim plan will need to change
- The proposed location for the new hospital may need to be reviewed
- The overall capital costs are likely to increase but the programme may become more affordable if phased

- Further work is required to prioritise Hywel Dda University Health Board (HDdUHB) schemes which will be informed through the Primary Care and Community Strategy review underway and the associated engagement planned for 2025.

The need for HDdUHB and WG to have a shared view on the most appropriate way forward has been agreed and to discuss this the Health Board was invited to attend and present to the WG Infrastructure Investment Board (IIB) on the 23 January 2025. The meeting was Chaired by the Deputy Chief Executive, NHS Wales and HDdUHB Executive representatives the Chief Executive, Executive Director of Strategy and Planning, Interim Medical Director and Chief Operating Officer.

The presentation to the IIB set out the context for the discussions and highlighted key questions which HDdUHB considers must be jointly agreed with WG in order to make constructive progress towards the delivery of a long-term strategy.

At the meeting the following summary position was reached:

- WG are supportive of the development of a long-term strategic solution for West Wales
- There was agreement on the need to develop a strategy document. The precise form of that document and the content and component parts are to be the subject to a workshop between WG and HDdUHB officers within six weeks of the IIB meeting date.
- It was agreed a plan is required which addresses the clinical services and estate fragility.
- It was agreed the plan will need to include any regional opportunities most particularly with Swansea Bay University Health Board (SBUHB).

WG welcomed HDdUHB's pragmatic approach to reach a consensual agreement on the best way forward and the shared goal to develop a supportable and deliverable programme plan.

Following IIB, a workshop was held with WG on the 20 March 2025 to discuss the programme, products, timelines, and resource. A further follow up meeting has been arranged for the 3 July 2025.

As part of our strategic plans for all Health Board estate there is a requirement to comply with WG Estatecode and backlog reporting which is also a key priority for this Health Board. Having up to date condition surveys will ensure we are better placed to reduce the risk of unplanned estate failures but will also support current strategic and investment development planning.

Asesiad / Assessment

WG Meeting

A meeting has been arranged with WG on 3 July 2025 in which it is hoped HDdUHB can obtain:

- A clearer understanding of the status of the Programme Business Case (PBC) and the potential need for this to be redrafted
- An understanding and agreement on any areas HDdUHB may be able to progress in the interim. This may relate to priority service and/or infrastructure issues primarily at Withybush (WGH) or Glangwili (GGH) Hospitals. Also, any essential site development control planning which will be a likely precursor to site modernisation opportunities
- Feedback from WG on the funding framework for strategic infrastructure modernisation

This continues to be managed through the A Healthier Mid and West Wales Group.

Discussions will be held with WG around the requirements to arrange new five to six Facet Estatecode surveys (statutory compliance, condition, functionality, space occupancy, environmental performance and possibly a quality assessment).

Community Infrastructure Schemes update

Cross Hands

The Health Board is reviewing the Full Business Case (FBC) which is under development, to ensure that it is deliverable within the new guidance issued on budgetary constraints. This will require a reduction in the scheme footprint, and this has been communicated to scheme stakeholders. A meeting with WG was held on 30 May 2025 to understand what is deliverable within the cost envelope available, with a follow up meeting arranged for mid-July 2025.

Carmarthen Hwb

Construction work is progressing on the project and the current completion for this scheme is early 2026. Work has commenced on developing the commissioning plan for the development and site visits have been organised for some staff members.

Pentre Awel

The completion of the Hydrotherapy Pool element of this development is anticipated in July 2025 with the Clinical Unit expected in early 2026. The Agreement for Lease has been agreed and the Collaborative Agreement is being worked on.

North Pembrokeshire Health and Wellbeing Centre in Fishguard

The next steps is a workshop to shortlist the options and agree a preferred way forward in line with the business case process, with key partners at the end of June 2025

Cylch Caron

A tender process for partners to work with us in a Competitive Dialogue procurement exercise has now closed and the outcome of this process will be discussed with WG in a meeting on 30 May 2025. A resource schedule has been submitted to WG calling out the costs of refreshing the current Outline Business Case (OBC).

Aberystwyth Integrated Care Centre

WG colleagues are exploring the possibility of funding a feasibility report into the development of a site plan for the Rheidol and WG buildings.

The community schemes are subject to regular review at the Capital Sub Committee.

Planning Objective (PO) 8: Estates Plan

An update on Planning Objective (PO) 8: Estates Plan is contained within agenda item 2.1: Annual Plan: Including PO Updates, which continues to report delays in implementing the Strategy until an approach can be agreed with Welsh Government. Once agreed the Health Board will be developing an Estate Strategy to support strategic delivery planning objectives. In the interim period the Health Board will continue to deliver on the Board approved

Property Asset Strategic Plan (2023 – 2026), which will be updated in 2026 line with the agreed strategy. An update on progress is attached in Appendix 1.

Argymhelliad / Recommendation

The Strategy and Planning Committee is asked to **RECEIVE ASSURANCE** from the:

- Progress of discussions with WG in relation to advancing the ‘A Healthier Mid and West Wales’ Programme.
- Progress of Community Schemes
- Progress against the delivery of the Property Asset Strategic Plan (2023 – 2026) (Appendix 1)

**Amcanion: (rhaid cwblhau)
Objectives: (must be completed)**

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| Committee ToR Reference: Cyfeirnod Cylch Gorchwyl y Pwyllgor: | 3.1.11. Seek assurance on the development of the Estates Strategy and Infrastructure Investment Enabling Plan aligned to the A Healthier Mid and West Wales Strategy, and review documents prior to Board approval. |
| Cyfeirnod Cofrestr Risg Datix a Sgôr Cyfredol: Datix Risk Register Reference and Score: | Risk 1196 - Insufficient investment in facilities/equipment/digital infrastructure (risk score 16) |
| Parthau Ansawdd: Domains of Quality Quality and Engagement Act (sharepoint.com) | 3. Effective 4. Efficient |
| Galluogwyr Ansawdd: Enablers of Quality: Quality and Engagement Act (sharepoint.com) | 6. All Apply |
| Amcanion Strategol y BIP: UHB Strategic Objectives: | All Strategic Objectives are applicable |
| Amcanion Cynllunio Planning Objectives | 8 Estates plans |
| Amcanion Llesiant BIP: UHB Well-being Objectives: Hyperlink to HDdUHB Well-being Objectives Annual Report 2021-2022 | 9. All HDdUHB Well-being Objectives apply |

**Gwybodaeth Ychwanegol:
Further Information:**

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| Ar sail tystiolaeth: Evidence Base: | Contained in the body of the report |
| Rhestr Termau: Glossary of Terms: | Contained in the body of the report |
| Partïon / Pwyllgorau â ymgynhorwyd ymlaen llaw y Pwyllgor Datblygu Strategol a Chyflenwi Gweithredol: Parties / Committees consulted prior to Strategy and Planning Committee: | A Healthier Mid and West Wales Group |

| Effaith: (rhaid cwblhau) Impact: (must be completed) | |
|---|--|
| Ariannol / Gwerth am Arian: Financial / Service: | The PBC and SOC sets out both the revenue and capital funding assumptions for the programme including a detailed Financial Case section in the PBC |
| Ansawdd / Gofal Claf: Quality / Patient Care: | Implicit within the PBC and SOC. This is an integral part of the PBC and SOC case for change |
| Gweithlu: Workforce: | Implicit within the PBC and SOC. This is an integral part of the PBC case for change and is the subject of Workforce Appendix in support of the PBC. |
| Risg: Risk: | Risk 1196 Insufficient investment in facilities/equipment/digital infrastructure |
| Cyfreithiol: Legal: | Implicit within the PBC |
| Enw Da: Reputational: | Implicit within the PBC |
| Gyfrinachedd: Privacy: | Implicit within the PBC |
| Cydraddoldeb: Equality: | There is an Equality & Health Impact Assessment which will remain 'live' through the duration of the programme. |



Strategy Property & Environmental Task Force Group

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| DYDDIAD Y CYFARFOD: DATE OF MEETING: | 13 June 2025 |
| TEITL YR ADRODDIAD: TITLE OF REPORT: | Property Asset Strategic Plan – Update position |
| CYFARWYDDWR ARWEINIOL: LEAD DIRECTOR: | Lee Davies, Executive Director of Strategy and Planning |
| SWYDDOG ADRODD: REPORTING OFFICER: | Paul Williams, Head of Property Performance |

Pwrpas yr Adroddiad (dewiswch fel yn addas)

Purpose of the Report (select as appropriate)

Er Sicrwydd/For Assurance

**ADRODDIAD SCAA
SBAR REPORT**

Sefyllfa / Situation

The Hywel Dda University Health Board (HDdUHB) has developed a Property Asset Strategic Plan (the Strategy) that provides an overview of the existing and planned changes to the baseline estate portfolio for all freehold and leasehold sites across the three counties, Pembrokeshire, Ceredigion and Carmarthenshire.

The Strategy submitted to the Board was endorsed on the 25 of May 2023 for the period 2023 – 2026. The Strategy will be updated in 2026/27 and will be aligned to the Health Board’s refreshed clinical and estate strategic plans, reflecting the period 2026 – 2030.

The aim of this report is to update the Strategy Property and Environmental Task Force Group (SPETFG) on the current status of the Health Board’s property asset delivery plans which includes estate updates not previously contained within the original report.

Cefndir / Background

The Strategy provides an overview of the estate baseline data on the Health Board’s occupied assets, the footprint, the age profile etc, and captures where the Health Board has established strategic estate development plans, being scoped, in development or approved and being delivered.

The aim of the Strategy is to provide updated base estate information on the property asset portfolio to support decisions around future service and estate development, and ensure plans align to the Health Board’s transformation and business operations. This will include whether assets are retained, disposed or developed. The baseline information updated below in respect of footprint, age profile and estate backlog are examples of information that will inform property strategy decisions and will be included in the next Strategy revision.

Estate footprint:

The key aim is to continue to explore opportunities to rationalise estate and improve the quality, sustainability and suitability of our buildings. Since the year 2000 the estate footprint has increased by 25%, which reflects site developments, acquisitions and disposals in the freehold

and leasehold estate. The scale of which is equivalent to an increase in area of Glangwili General Hospital (GGH). This is in part due to more modern estate development having larger footprints, as designed to current standards. The position is summarised in the table below at each locality:

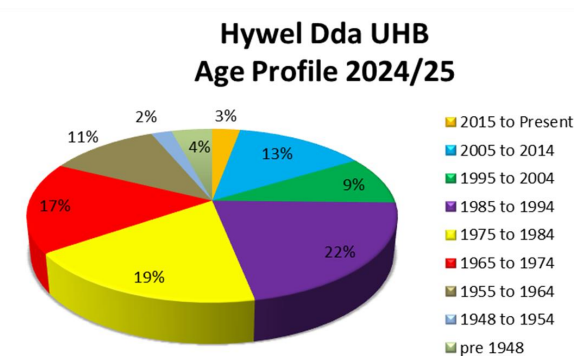
| Locality | Acute Hospital Increased estate | Community estate (Increase / decrease) | Leasehold estate (Increase) | Total net change (m2) |
|---------------|--|--|-----------------------------|-----------------------|
| Carmarthen | 8,818 | -503 | 5,562 | 13,877 |
| Llanelli | 6,717 | -1,280 | 12,723 | 18,160 |
| Ceredigion | 4,321 | 1,956 | 1,611 | 7,888 |
| Pembrokeshire | 6,595 | 280 | 1,114 | 7,989 |
| Total | Circa 48,000 m² estate increase / 25% of the entire estate footprint | | | |

Note – the above position reflects the reported estate changes included in the Strategy.

Age Profile

The age profile will be a key consideration within the Strategy. The key indicators of the estate are summarised below as an overarching position for the Health Board estate:

- 34% of the Heath Board estate is 50+ years in age / 16% of the estate is 20 years and younger
- Glangwili Hospital (GGH) – oldest Acute Hospital in Wales / oldest blocks nearing 70 years in age.
- Bronglais Hospital (BGH) - Original blocks – 60 years in age
- Prince Philip Hospital (PPH) – Original blocks 35 years in age
- Withybush Hospital (WGH) – Original blocks – 50 years in age



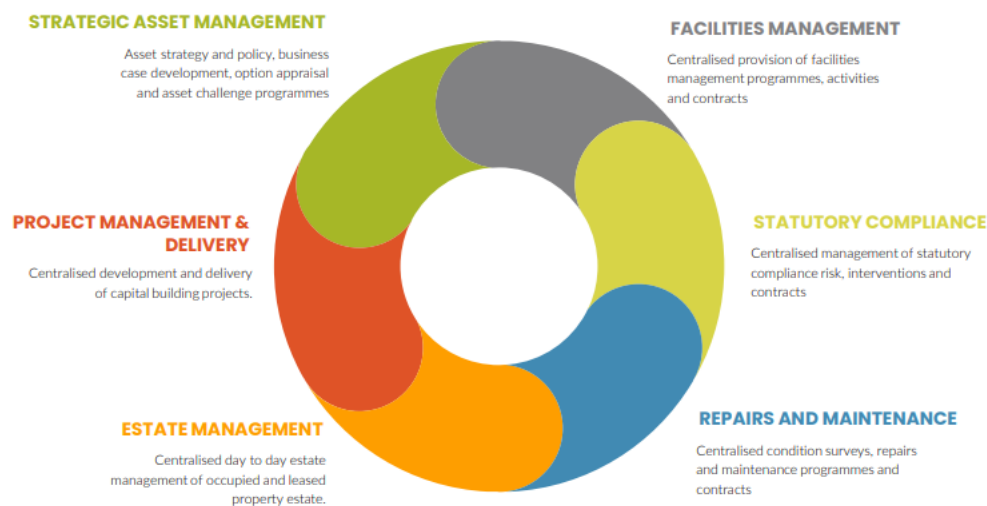
Estate Backlog summary: A further consideration of estate planning is estate backlog, as a key driver to reduce backlog is to redevelop or dispose of an asset. The estate backlog as at February 2025 is circa £266m, split into the following risk rated categories and Acute Hospital sites:

- High Risk Backlog £26m / Significant Risk - £183m
- GGH Backlog - £90m / WGH - £67m / BGH £51m / PPH - £28m

This Strategy will be a key component of an overarching Estate Strategy Development Plan that will be developed to support the Clinical and Operational Strategy delivery plans being developed in 2025/26.

In addition, a further key enabler for transitioning the organisation asset management is the introduction of a Corporate Landlord approach, a concept current being developed within an agreed operating model, example below:

TYPICAL CORPORATE LANDLORD TARGET OPERATING MODEL



The above agenda to be reported separately but will need to align to future iterations of the Strategy with a focus on reporting financial estate information and improved cost control that is currently not included in the report. Also align to improved estate management control and performance.

Asesiad / Assessment

The output of the Strategy is to deliver estate change, whether this is estate development, estate rationalisation or acquisition, these plans align to the Health Board's transformation and business operations. There are many reasons and organisation drivers for delivering an effective property asset strategy, as examples:

- To align asset plans to strategic business planning that focuses on quality, functionality and operational and financial sustainability.
- Support strategic decision making and wider organisational objectives and priorities.
- Ensure a sustainable asset base, deliver value for money and better plan resources.
- Align plans to Agile Working developments, provide a targeted approach to decarbonisation, target a value-based estate, identify collaboration opportunities, etc.
- Can align to Welsh Government strategic objectives, from 'Town Centre First' approach and wider public sector collaboration plans to benefit around the economy, environment and well-being of HDdUHB communities.

- Support property estate risks and ensure that the property portfolio is safe and fit for purpose.
- Support decarbonisation and climate change adaptation objectives and targets.

The following sections will update the Committee on the progress against planned estate development plans, the acquisition and disposal programmes of work, including any further property portfolio plans not previously reported, as a summary update position:

Carmarthenshire County (Llanelli and Surrounding Areas)

| Property | Services | Site Plans & Linked Schemes | Current Status |
|--|---|--|--|
| Cross Hands Health Centre , Carmarthen Road, Cross Hands (Freehold asset) | Community Health Centre: Community services including Ophthalmology, Physiotherapy, Podiatry, GP Branch Surgery x 2 and District/Community Nurse base | Disposal of site linked to the Cross Hands Health and Wellbeing Centre delivery plans. | Disposal subject to delivery of the new centre. |
| Units 7 & 9 The Beacon , Dafen, Llanelli (Leasehold) | Administrative / training Base: Workforce & Occupational Development | Unit 7 - five years ended on 30 April 2024 / new lease agreed Unit 9 – Lease holding over. | Option to terminate the leases upon providing three months-notice. |
| Unit Dura Park , Bynea, Llanelli (Leasehold) | Administrative & Operational Base, Engineering Lab and Stores: Research and Development (R&D) and Clinical Engineering (CE) | Lease Disposal – linked to Pentre Awel project delivery. R&D to relocate to Pentre Awel / CE to remain at Dura Park. | R&D to relocate Pentre Awel prior to end of lease May 2026 / CE lease at Dura Park ends 31 January 2029. |
| Felinfoel Resource Centre , Felinfoel, Llanelli (Leasehold) | Administrative Base: Primary Care | Primary Care Team planning to relocate to Ashgrove Managed Practice building in 2025/26. | Timescales to be confirmed by the Primary Care team, as staff engagement being planned. |
| Antioch Centre , Copperworks Road, Llanelli (Leasehold) | Blood Test Clinic: Phlebotomy | Lease ended May 2024. | The Phlebotomy service relocated to the Dafen 2A lease in Llanelli. Planned move to Pentre Awel by March 2026. |
| Units 2 and 4 , Llangennech (Leasehold) | Medical Record Storage units: (Unit 2 managed by Health Board on behalf of other Health Boards) | The financial dilapidation risk of remaining on site has been raised with the service, linked to condition. Service | If the option to relocate is agreed six months-notice to break the lease is required on both units. Other Health |

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| | | reviewing options to consolidate and relocate medical records. | Boards to be engaged. |
| Unit 2a Dafen Industrial Estate, Heol Cropin, Dafen, Llanelli (Leasehold) | Public Health Wales: Vaccination Centre and staff base / Phlebotomy service | Lease holding over with agreement with Landlord to continue occupation until 31 March 2026. | Plan is to end lease at end of March 2026 or retain if an alternative use is approved - medical record store to be explored. |
| Carmarthenshire Council Offices, Eastgate, Llanelli (Leasehold) | Administrative Base: Community Teams – District Nurses, Acute Response Team etc | Local Authority charge per desk use / no lease. | Approval in principle to explore a new Community Hwb lease in Llanelli to support relocation of majority of staff from East Gate and other community sites. Project Group to be established. |
| Carmarthenshire Council Offices, Ty Elwyn, Llanelli (Leasehold) | Administrative Base: Carmarthenshire Drugs & Alcohol Team and Carmarthenshire Mental Health Team | Local Authority charge per desk use / no lease. | To explore options to relocate to the Llanelli Community Hwb and Health Improvement & Wellbeing Centre projects. |
| Unit 24 Stradey Business Centre, Mwrwg Road, Llangennech, Llanelli (Leasehold) | Administrative Base: School of Nurses / Health Visitors | Lease is holding over. | Possible option to relocate services to the Llanelli Community Hwb and terminate the lease to be explored. |
| Carmarthenshire Community occupations – site occupation reviews (Leaseholds) | The Community team exploring options to relocate from Ty Parc y Rhyn, Ammanford, Llanybie, Trimsaron and Cwmamman occupations | Carmarthenshire Community team exploring options to relocate staff to Amman Valley Hospital. | Accommodation at Amman Valley Hospital is being scoped to support this plan. |

Carmarthenshire County (Carmarthen and North Carmarthenshire)

| Property | Services | Site Plans & Linked Schemes | Current Status |
|--|---|---|--|
| Pond St. Clinic, Pond Street, Carmarthen (Freehold) | Community Health Centre: Sexual Health, Dental Services, Child/Adolescent Mental Health | Disposal – Linked to Carmarthen Hwb Project delivery. | 2025/26 Quarter 1 target date for site disposal. |

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| Penlan , Penlan Road, Carmarthen (Freehold) | Mental Health Learning Disabilities/Sexual Health Community Team: Learning Disabilities, Sexual Health | Disposal – Linked to Carmarthen Hwb relocation plans. Targeted Estate Fund approved to support relocation of the Learning Disability services from Penlan to Ty Bryn site, Hafan Derwen. | 2025/26 Quarter 1 target date for site disposal. | Subject to |
| Ty Myddfai , Cillefwr Ind. Est., Johnstown (Leasehold) | Mental Health: Psychological Wellbeing | Service moving to Carmarthen Hwb. | End of Lease September 2026. The option to terminate earlier to be explored with the landlord. | |
| Glien House , Cillefwr Ind. Est., Johnstown (Leasehold) | Administrative Base: Workforce and Training | The training facilities relocating to Carmarthen Hwb & the Staff relocating to WG Building by March 2026. | Break option to be served in September 2025 to terminate the lease end of March 2026. | |
| Ty Gorwel , Blk 14 St Davids Park, Carmarthen (Leasehold) | Administrative Base: Finance / Planning & Transformation teams | Staff to relocate to WG Building by July 2026. | The Health Board have agreed to defer the break option by 12 months to allow lease break in August 2026. | |
| St Anne's , Blk 03 St Davids Park, Carmarthen (Leasehold) | Administrative/Clinical Base: Women & Children Services | Planned relocation to the Carmarthen Hwb. | Lease ended January 2026. Service relocated temporarily to Hafan Derwen site pending move to Carmarthen Hwb. | |
| IAS , Blk 01 St Davids Park, Carmarthen (Leasehold) | Administrative/Assessment Base: Integrated Autism Service | Lease ended end 2024/25. | Mental Health & Learning Disabilities relocated to 79 Bro Myrddin building. | |
| Blk 07 , St Davids Park, Carmarthen (Leasehold) | Administrative Base: Community Teams | Joint Community team moving to Carmarthen Hwb. | An option to also occupy Hafan Derwen site alongside the Hwb is being explored. | |
| Blk 08 , St Davids Park, Carmarthen (two leases) | Administrative Base: Planning & Transformational teams | Planned move to WG Building. | Lease ended 18 May 2025. Staff temporarily moved to Ty Gorwel. Planned relocation to Welsh Government Building by July 2026. | |

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| Blk 02, St Davids Park, Carmarthen | Training Facility | Temporary Additional training facility. | Occupation relinquished in 2024/25. Training consolidated at Glein House site. |
| Mobile Dental Unit, St David's Park (Leasehold) | Dental Services | Planned relocation to the Carmarthen Hwb. | Lease to be relinquished when service moves to the Hwb |
| Renal Leases - Glangwili, Withybush and Padarn Surgery in Aberystwyth | Renal Network Wales occupations | New Leases being arranged, as the Health Board hosts the service. | Leases to be completed, awaiting agreement of all parties. |
| Teilo Surgery, Llandeilo | Community Services occupation | New lease being arranged with the GP Practice. | Leases to be completed, awaiting agreement of all parties. |

Ceredigion Property Portfolio Summary

| Property | Services | Site Plans & Linked Schemes | Current Status |
|---|---|--|---|
| Tregaron Hospital, Dewi Road, Tregaron (Freehold) | Community Hospital: In-Patient ward, Outpatients, Physiotherapy, Community Services | Site disposal linked to Cylch Caron Project delivery plans. | Programme to be confirmed. Project group established to progress the Cylch Caron project. |
| Llys Steffan, Temple Terrace, Lampeter (Freehold) | Mental Health Base: Primary Mental Health Team – Clinical and Administrative base | Disposal linked to Aberystwyth Integrated Care Centre proposals. | No update at this stage. |
| Gorwelion, Llanbadarn Road, Aberystwyth (Freehold) | Mental Health Base: North Ceredigion Community Mental Health Team and West Wales Substance Misuse Service | Disposal linked to Aberystwyth Integrated Care Centre proposals. | No update at this stage. |
| Ty Helyg, Caradog Road, Aberystwyth (Freehold) | Mental Health and Women & Children Services: Clinical and Administration base | Disposal linked to Aberystwyth Integrated Care Centre proposals. | No update at this stage. |
| Padarn Health Centre, Penglais Road, Aberystwyth (leasehold) | Health & Treatment Centre: Aberystwyth Sexual and Reproductive Healthcare Centre | Lease holding over with Aberystwyth University. Disposal linked to Aberystwyth Integrated Care Centre proposals. | Plan to extend lease in line with project delivery timescales. |

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| National Library of Wales , Herbert Morgan Offices, Aberystwyth (Leasehold) | Administrative Base: Ceredigion County Team Offices | Previously utilised as a temporary office base to alleviate pressures on the BGH site. Occupation ended. | Staff relocated to Local Authority Rheidol site in Aberystwyth. Occupation ended. |
| Pant-y-Fedwen , 9 Market Street, Aberystwyth (Leasehold) | Administrative & Treatment Centre: Community Services | Lease agreement in place. Disposal linked to Aberystwyth Integrated Care Centre proposals. | No update at this stage. |
| Teifi Surgery , New Road, Llandysul (Leasehold) | Administrative & Treatment Centre: Community Services | Lease holding over. | Possible disposal of site linked to Community Team plans to relocate services to General Practitioner building Llyn y Fran in Llandysul. Subject to approval and engagement. |
| Rheidol , Local Authority Building, Aberystwyth (occupation ownership to be confirmed) | Administrative Base: 50 Desk Office Base to support site accommodation pressures at Bronglais Hospital | A Tenancy has been established to support a 50-desk base. | Options to extend occupation and arrange a lease are being explored, this subject to approval. |
| Y Bwa , Hafan Y Waun, Aberystwyth (Leasehold) | Local Authority Residential Home: Health Board use of 19 beds | A Tenancy is drafted awaiting completion with Ceredigion Local Authority. | Options to extend occupation and arrange a lease are being explored, this subject to approval. |
| Sexual Health Referral Centre (SARC) , Rheidol Building, Aberystwyth (Leasehold) | SARC Clinical & Administration Base | New lease arranged from December 2024 to support 20-year occupation. | Delivery of capital works phase. |
| Thomas Parry Building , Aberystwyth (Leasehold) | Aberystwyth University: Training Facility | New lease agreement with the University established to deliver training on site. | The term of the agreement is subject to the disposal of the site, as currently being marketed for sale by the University. |

Pembrokeshire Property Portfolio Summary

| Property | Services | Site Plans & Linked Schemes | Current Status |
|--|---------------------------------------|------------------------------|--|
| Haverfordwest Health Centre , Winch Lane, | Health & Treatment Centre: | No linked schemes currently. | The Community service to review future |

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| Haverfordwest (Freehold) | District Nurses, Dietician, Dental, Podiatry, Family Planning, Cardiac & CNS, Macmillan. | | accommodation options for the site. | |
| Pembroke Dock Health Centre , Water Street, Pembroke Dock (Freehold) | Health & Treatment Centre: Speech and Language team (SALT), Dental, Paediatric and Family Planning | Links to Llanion House lease review and South Pembrokeshire Hospital accommodation review. | The Community service to review future accommodation options for the site. | Subject to |
| Fishguard Health Centre , Ropewalk, Fishguard (Freehold) | Health & Treatment Centre: Physiotherapy, Ante Natal, District Nursing Team, Health Visitors, Mid Wives, Podiatry, GP Surgery | The disposal of the site is linked to Fishguard Integrated Care Centre (ICC) delivery plans. | Project group established to progress this project. | |
| Llanion House , Llanion Park, Pembroke Dock (Leasehold) | Mental Health Learning Disabilities: South Pembrokeshire Community Learning Disabilities Team | New lease arrangement established with Pembrokeshire Coastal Authority. New lease provides improved break options. | Option to relocate service to Pembroke Dock or South Pembrokeshire Hospital being explored by the Community and Mental Health and Learning Disability teams. | |
| Unit 1 Honeyborough , Industrial Estate, Neyland (Leasehold) | COVID Testing Centre: Pembrokeshire testing facility | Lease ended 31 March 2025. | No further action. | |
| Johnston Surgery , Church Road, Johnston, Haverfordwest | GP Managed Practice | Lease completed 2024. | Lease ends 31 March 2027. | |
| Solva Surgery | GP Managed Practice | Lease completed 2024. | A separate license agreement for accommodation in St David's. | |

Summary of Strategic Development Projects (approved or in development)

| Property | Services | Current Status |
|---|--|--|
| Pentre Awel project , Llanelli (New Leasehold) | Carmarthenshire (Llanelli): Research and Development and Community Therapies services | Agreement for Lease completed. Head Lease to be completed upon completion of Local Authority arranged capital works and prior to occupation which is expected to be in Quarter 4 2025/26. Planned relocation of services from Dura Park, Dafen Unit 2A and Prince Philip Hospital (PPH) sites. |

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| Cross Hands Health & Wellbeing Centre, Cross Hands (Planned freehold) | Carmarthenshire (Cross Hands): Health Care Community Services, Local Authority Library, Dyfed Powys Police, Third Sector partners and GP Surgeries | Delivery subject to Full Business Case approval. Programme dates to be confirmed. Project group established to progress this project. Planned disposal of Cross Hands Health Centre. |
| Llanelli Hwb, Llanelli Town Centre Project | Carmarthenshire (Llanelli) | The Health Board confirmed to the Local Authority that it would not be involved with this project. |
| New Health Improvement & Wellbeing centre project, Llanelli (Planned Freehold) | Carmarthenshire (Llanelli): Smoking Cessation, Public Health and preventative services, Psychological and psychosocial support and Drug and alcohol service provision | Following confirmation that the North Dock site option was no longer available the service is exploring new site options in the Llanelli locality. The project remains subject to Welsh Government approval. |
| Carmarthen Hwb, Carmarthen (Leasehold) | Health, Wellbeing, Culture and Learning Centre: Community Health Services and Training | The project is scheduled to be handed over by the Local Authority in Quarter 4 2025/26. Agreement for Lease and Head Lease negotiations with the Local Authority are nearing completion. The scheme to support disposal of Pond Street Clinic and Penlan sites, five leases and reduction of Health Board existing estate use. |
| WG Building, Carmarthen (Leasehold) | Health Board Corporate Head Quarters | The Leasehold with Welsh Government is signed and completed for a 125 term on a rent-free basis. Approved capital works have commenced and will be completed by December 2025. Planned occupation between January – July 2026. The Scheme will support termination of three leases and reduction of Health Board estate use. |
| Cylch Caron Project, Tregaron (Planned Leasehold) | Joint partnership scheme with WG and Local Authority: To deliver Community Health Services and Administration | Project Board and groups established to progress this project. Business Case to support disposal of existing Tregaron Hospital. |
| Aberystwyth Integrated Care Centre, Aberystwyth (Tenure to be agreed) | Joint Partnership with Welsh Government and Local Authority: To explore options at Rheidol site in Aberystwyth | Early engagement with Welsh Government and Local Authority representatives has commenced. Project group to be established to progress this project. The scheme will target the rationalisation of four freehold sites and two leases as part of the Integrated Care Centre (ICC) project delivery plan. |

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| Fishguard Integrated Health & Wellbeing Centre, Fishguard (Tenure to be agreed) | Pembrokeshire | Project group established to progress this project. The plan is to dispose of existing Fishguard Health Centre. |
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Note – those sites that have been disposed are shaded for ease of reference.

Summary

The above position includes estate change already been delivered, that planned by 2025/26 (early 2026/27) and that planned beyond this period; and will be included within future updates. The estate changes planned for 2025/26 (early 2026/27) are listed below for ease of reference:

- Pentre Awel – disposal of Dura Park (Clinical Research lease), Phlebotomy (Dafen 2A) and services from PPH site.
- Carmarthen Hwb – disposal of Pond Street, Penlan, Glien House (Training), Ty Myddfai, Dental Unit and Building 7 (St Annes already vacated).
- WG Building - disposal of Ty Gorwel, Glein House (Offices) (Building 8 already vacated) and reduction of estate use at GGH and Hafan Derwen sites.
- Lease Disposal and Acquisition targets:
 - Felinfoel Resource Centre disposal – Primary Care team to action.
 - Dafen Unit 2A – Planned end of lease 31 March 2026 (option to retain being explored linked to Medical Record proposal).
 - New Community Hwb Lease, Llanelli – linked disposals / reduce occupation at East Gate and Unit 24, Llangennech, and PPH site occupations.
 - Carmarthenshire Community Occupations – options to dispose / reduce occupation at Ty Parc y Rhyn, Ammanford, Llanybie, Trimsaron and Cwmamman occupations.
 - Teifi Surgery, Llandysul – subject to approval / engagement and delivery of the Llyn y Fran arrangement with the GP Practice – Ceredigion County project.
 - Thomas Parry Building – possible need to identify new training base in Aberystwyth.
 - Pembrokeshire Community Team opportunities – Llanion House / Pembroke Dock estate plans.
- Renewal of Leases:
 - Renal Leases (GGH, WGH and Padarn Surgery, Aberystwyth).
 - Teilo Surgery, Llandeilo.
 - Y Bwa, Aberystwyth – arrangement of lease (subject to review / approval).
 - Rheidol Occupation (50 Desk use) - arrangement of lease (subject to review / approval).

The above position will be monitored and reported as required, with all necessary approvals to be arranged where not currently in place.

Argymhelliad / Recommendation

The SPETFG is asked to:

- **RECEIVE ASSURANCE** from the progress and current status of the estate delivery plans.
- **NOTE** the priority estate plans being delivered in 2025/26 and early 2026/27.

- **NOTE** that the Strategy is to be updated in 2026/27, this will be aligned to the Health Board's refreshed clinical and estate strategic plans, reflecting the period 2026 – 2030

| Amcanion: (rhaid cwblhau) Objectives: (must be completed) | |
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| Committee ToR Reference: Cyfeirnod Cylch Gorchwyl y Pwyllgor: | 3.1.11. Seek assurance on the development of the Estates Strategy and Infrastructure Investment Enabling Plan aligned to the A Healthier Mid and West Wales Strategy, and review documents prior to Board approval. |
| Cyfeirnod Cofrestr Risg Datix a Sgôr Cyfredol: Datix Risk Register Reference and Score: | Not Applicable |
| Parthau Ansawdd: Domains of Quality Quality and Engagement Act (sharepoint.com) | 7. All apply |
| Galluogwyr Ansawdd: Enablers of Quality: Quality and Engagement Act (sharepoint.com) | Not Applicable |
| Amcanion Strategol y BIP: UHB Strategic Objectives: | All Strategic Objectives are applicable |
| Amcanion Cynllunio Planning Objectives | 8 Estates plans |
| Amcanion Llesiant BIP: UHB Well-being Objectives: Hyperlink to HDdUHB Well-being Objectives Annual Report 2021-2022 | 1. Plan and deliver services to increase our contribution to low carbon |

| Gwybodaeth Ychwanegol: Further Information: | |
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| Ar sail tystiolaeth: Evidence Base: | Board endorsed Property Asset Strategic Plan |
| Rhestr Termiau: Glossary of Terms: | Contained in the report. |

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| Partion / Pwyllgorau â ymgynhorwyd ymlaen llaw y Pwyllgor Datblygu Strategol a Chyflenwi Gweithredol: Parties / Committees consulted prior to Strategy and Planning Committee: | Not Applicable |

| Effaith: (rhaid cwblhau) Impact: (must be completed) | |
|---|--|
| Ariannol / Gwerth am Arian: Financial / Service: | Linked to capital and revenue delivery plans |
| Ansawdd / Gofal Claf: Quality / Patient Care: | Improved quality of service and access. |
| Gweithlu: Workforce: | Improved quality of workforce environments |
| Risg: Risk: | Carbon impact, infrastructure and financial. |
| Cyfreithiol: Legal: | Subject to legal review of contracts. |
| Enw Da: Reputational: | Links to organisational responsibilities for decarbonisation and the estate performance. |
| Gyfrinachedd: Privacy: | Works being arranged in patient environments. |

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| Cydraddoldeb: Equality: | Subject to future review but may not be required. |
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