

**CYFARFOD BWRDD PRIFYSGOL IECHYD  
UNIVERSITY HEALTH BOARD MEETING**

<b>DYDDIAD Y CYFARFOD: DATE OF MEETING:</b>	27 November 2025
<b>TEITL YR ADRODDIAD: TITLE OF REPORT:</b>	A Healthier Mid and West Wales (AHMWW) Community Schemes Update
<b>CYFARWYDDWR ARWEINIOL: LEAD DIRECTOR:</b>	Lee Davies, Executive Director of Strategy and Planning
<b>SWYDDOG ADRODD: REPORTING OFFICER:</b>	Eldeg Rosser, Head of Capital Planning Clare Emanuel, Senior Capital Planning Programme Manager

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

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

Er Sicrwydd/For Assurance

**ADRODDIAD SCAA  
SBAR REPORT**

**Sefyllfa / Situation**

This report is presented to the Board to update on progress being made with the delivery of the Community Schemes which were included within the 'A Healthier Mid and West Wales (AHMWW) Programme Business Case (PBC)' in January 2022.

**Cefndir / Background**

The development of 19 Community Schemes was identified in the Programme Business Case (PBC) for the implementation of A Healthier Mid and West Wales (AHMWW). The high-level timeline for the delivery of the Community Schemes within the PBC was that they would be completed in advance of the opening of the new Urgent and Planned Care Hospital.

The refresh of A Healthier Mid and West Wales strategy has revised the timeline for the delivery of the infrastructure outlined in the PBC. A new hospital, if built, is not expected to be operational for at least 10-15 years, due to capital funding constraints.

Good progress has been made over a number of years with the development of Community Schemes aligned to the AHMWW vision, which are further outlined in the assessment section of this report.

Whilst a number of Community Schemes have been progressed, there will still be a need to prioritise the remaining schemes for future investment.

## Asesiad / Assessment

### COMPLETED SCHEMES

#### **Aberaeron Integrated Care Centre**

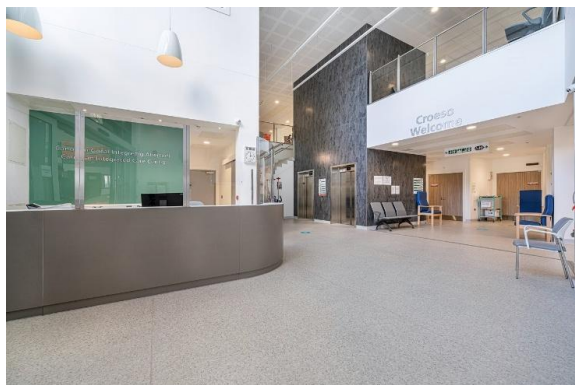
The new integrated care centre provides community, social and primary care services including district nursing and the Porth Gofal multi-disciplinary team and opened in 2019.

It was funded with the support of over £3m of capital funding from the Welsh Government as part of the first phase of projects included in the Primary Care Pipeline and was built in collaboration with Ceredigion County Council, third sector partners and Tanyfron GP surgery.



#### **Cardigan Integrated Care Centre**

Cardigan Integrated Care Centre opened in December 2019. The new integrated care centre provides a modern, fit for purpose healthcare service for the local population, bringing care closer to home and in the community.



A wide range of integrated health and social care services are now being delivered by the Health Board, GPs, the third sector, local authority and partner organisations including a minor injuries unit, radiology and diagnostics, outpatients and a mental health and learning disabilities service.

The building project cost circa £24m and was delivered through the Welsh Government Designed for Life programme.

## **SCHEMES IN CONSTRUCTION**

### **Carmarthen Hwb (led by Carmarthenshire County Council)**

The former Carmarthen Debenhams site is being transformed into a state-of-the-art Hwb, that will deliver on a wide range of health, wellbeing, educational, leisure and customer services all under one roof.

Construction work is progressing well, with the current completion for this scheme due in 2026. Work continues on the commissioning plan for the development and site visits have been arranged with WG and other health boards.



### **Canolfan Pentre Awel (led by Carmarthenshire County Council)**



Pentre Awel will provide a range of therapy, nursing, and audiology clinics, as well as research and development opportunities. A new hydrotherapy pool has also been developed, which will provide essential therapeutic benefits to Carmarthenshire residents. There will also be space for consultations, examinations and treatment rooms, including a bespoke nine-unit therapies hub.

Canolfan Pentre Awel public opening of leisure services took place on 15 October 2025.

The Hydrotherapy Pool element of this development is now complete and the Health Board is currently in the process of commissioning this facility. The contractors for the Clinical Delivery Unit are now on site and it is expected that this phase of the development will be complete in 2026/27.

## **SCHEMES CURRENTLY AT BUSINESS CASE DEVELOPMENT STAGE**

### **Cross Hands Health and Wellbeing Centre**

The aim of the Cross Hands Health and Wellbeing Centre is to provide a base for health and care services, accommodating primary and community health services including two GP practices.

Several meetings have been held with Welsh Government to agree a reduced scheme scope within the available financial envelope. Some additional high level feasibility work has recently been undertaken to review the potential to increase this scope. A further meeting was held with Welsh Government Capital and Integration and Rebalancing Capital Fund (IRCF) teams on 17 November 2025. The Health Board was asked to provide further detailed work on the benefits of developing a Full Business Case (FBC) for a less reduced project scope with a view

to submitting the scheme to the IRCF Panel in December 2025. The submission will be for the approval of capital funding support with the additional fees to redesign and complete this FBC. The fees request will be for £2.992m.

The Executive Team on 19 November 2025 discussed this proposal and agreed that this aligns with the Board’s strategic direction of travel as outlined in the ‘A Healthier Mid and West Wales’ strategy, to provide more care in the community.

The Board is asked to note that there will be additional revenue costs associated with this development, as the community footprint increases in advance of being able to close capacity on its acute sites. The estimated additional annual revenue costs are anticipated to be around £0.300m, with a current estimated completion date for the project of December 2028. Further detailed work on the revenue costs will be undertaken as the FBC is developed and this will be brought to Board to consider, prior to WG submission.

### **North Pembrokeshire (Fishguard) Health and Wellbeing Centre**

The Centre will provide an integrated community, social care and health offer. To include General Medical Services (GMS) and community health services (mental health, community and district nursing and some therapies).

The scheme is in the planning phase, with land selection workshops scheduled.

### **Cylch Caron (led by Ceredigion County Council)**

The project aims to create a modern rural model of community-based care to meet health, care and housing needs in the area.

A tender process for partners to work on the scheme closed earlier in the year with no tender returns. WG has requested an update which details the proposed next steps for the Outline Business Case refresh and an updated resource schedule. Whilst the health brief remains unchanged, a housing consultant has been commissioned to explore the options available to Ceredigion County Council for their accommodation elements of the scheme.

### **Delivery Timeline**

The current timeline for the delivery of projects is noted below. The commissioning timeline for schemes currently at the business case development stage will be determined by WG business case requirements, scrutiny and approval processes.

Table 1

<b>Scheme</b>	<b>Current estimated commissioning date</b>
Pentre Awel	End 2026
Carmarthen Hwb	Summer 2026

### **SCHEMES WHERE CAPITAL BUSINESS CASES HAVE NOT YET COMMENCED**

The following schemes were identified in the PBC, where business cases for capital have not yet commenced. These schemes will be reviewed and prioritised alongside the strategic refresh and primary care and community strategy.

**Carmarthenshire:**

Amman Valley  
Llandovery

**Ceredigion:**

Aberystwyth Integrated Care Centre - A meeting with WG, Ceredigion County Council and HDdUHB was held in February 2025, where WG agreed to explore the possibility of undertaking a feasibility report for a whole site development plan.

Lampeter

Llandysul – no capital requirements. Community model has been developed via revenue.

**Pembrokeshire**

Milford Haven  
Narberth and Crymych  
South Pembrokeshire Rehabilitation Centre  
Neyland  
Tenby Integrated Health and Wellbeing Campus  
Pembroke Dock Integrated Health and Wellbeing Centre  
Haverfordwest Central

**ADDITIONAL SCHEMES ADDED SINCE THE PBC COMPLETION**

Pembrokeshire Peninsula Scheme - work is ongoing regarding a future model of health and care delivery in the area; the requirement for capital investment is unknown at present.

**Argymhelliad / Recommendation**

The Board is asked to:

- **TAKE ASSURANCE** on progress being made around the delivery of the Community Schemes which were included within the ‘A Healthier Mid and West Wales (AHMWW) Programme Business Case (PBC)’ in January 2022.
- **APPROVE** the submission of a request to Welsh Government for £2.992m fees to develop a revised scope Full Business Case for the Cross Hand Scheme and **DELEGATE AUTHORITY** to the Strategy and Planning Committee to review the revised plans at the 18 December 2025 committee meeting.

**Amcanion: (rhaid cwblhau)**

**Objectives: (must be completed)**

Cyfeirnod Cofrestr Risg Datix a Sgôr Cyfredol:  
Datix Risk Register Reference and Score:

Risk 1196 - There is a risk the Health Board is not able to provide safe, sustainable, accessible and kind services. This is caused by insufficient investment to ensure we have appropriate facilities, medical equipment and digital infrastructure of an appropriate standard. This could lead to an impact/affect on our ability to deliver our strategic objectives, service improvement/development, statutory compliance (ie fire, health and safety) and delivery of day to day patient care.

Risk 1197

	There is a risk that the Health Board will not deliver its strategic vision as set out in A Healthier Mid and West Wales of delivering safe, sustainable, accessible and kind services. This is caused by the models of care that do not deliver the aspirations of the Health Board's strategy. This could lead to an impact/affect on our ability to move care from secondary care settings to the community, to move resources into preventative pathways, and to develop an innovative and responsive social model of health and wellbeing
Parthau Ansawdd: Domains of Quality <a href="#">Quality and Engagement Act (sharepoint.com)</a>	7. All apply
Galluogwyr Ansawdd: Enablers of Quality: <a href="#">Quality and Engagement Act (sharepoint.com)</a>	6. All Apply
Amcanion Strategol y BIP: UHB Strategic Objectives:	All Strategic Objectives are applicable
Amcanion Cynllunio Planning Objectives	All Planning Objectives Apply
Amcanion Llesiant BIP: UHB Well-being Objectives: <a href="#">Hyperlink to HDdUHB Well-being Objectives Annual Report 2021-2022</a>	8. Transform our communities through collaboration with people, communities and partners

<b>Gwybodaeth Ychwanegol: Further Information:</b>	
Ar sail tystiolaeth: Evidence Base:	Contained in the body of the report
Rhestr Termiau: Glossary of Terms:	Contained in the body of the report
Partïon / Pwyllgorau â ymgynhorwyd ymlaen llaw y Cyfarfod Bwrdd Iechyd Prifysgol: Parties / Committees consulted prior to University Health Board:	Not applicable

<b>Effaith: (rhaid cwblhau) Impact: (must be completed)</b>	
<b>Ariannol / Gwerth am Arian: Financial / Service:</b>	Capital values noted within the report, included within individual business cases and capital prioritisation process
<b>Ansawdd / Gofal Claf: Quality / Patient Care:</b>	Included within individual business cases and capital prioritisation process

<b>Gweithlu: Workforce:</b>	Included within individual business cases and capital prioritisation process
<b>Risg: Risk:</b>	Risk assessment process is integral to the capital prioritisation process and the management of capital planning within HDdUHB also included within individual business cases and capital prioritisation process
<b>Cyfreithiol: Legal:</b>	Included within individual business cases and capital prioritisation process
<b>Enw Da: Reputational:</b>	Included within individual business cases and capital prioritisation process
<b>Gyfrinachedd: Privacy:</b>	Included within individual business cases and capital prioritisation process
<b>Cydraddoldeb: Equality:</b>	Equality assessments are included within individual business cases and capital prioritisation process when required