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| Title: | Brixham Hospital Site development scheme – progress report | | |
| Report to: | Torbay Health Scrutiny Board & Brixham Town Council | | |
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| Directorate/Department: | Corporate Services | | |
| Date Prepared: | Late August 2011 | Date of Meeting: | 22 nd September 2011 |

The purpose of this report is to brief Torbay Health Scrutiny Board with respect to the latest developments concerning the proposed enhancements at the Brixham Hospital site. An additional verbal update will also be provided at the meeting on 22nd September as work in on going on this project.

1. Background

Previously the Health Scrutiny Committee has received reports covering both capital investments made at the Brixham Hospital site and the strategy and framework for Health and Social Care in the town of Brixham. In March 2011 the “Brixham Health and Social Care Strategic Framework” was presented to Health Scrutiny which was well received by Members. This was a very early briefing with respect to the Trust’s plans to share a simple outline of the scheme and gauge community support for the proposal.

By way of a recap the position with respect to the Hospital site was stated as follows: (Source March 2011 Health Scrutiny report)

“By the end of 10/11, the Trust will have completed its programme of planned capital investments at the Brixham Hospital site. This will result in the wards accommodation and services for MIU, Outpatient Clinic Services, Physiotherapy, consulting and community space all being fit for purpose. The Trust is in discussion with potential stakeholders regarding the next phase of developments on site. Clearly, the financial environment has become significantly more challenging, since the Trust embarked upon its strategy of investing in the Greenwood Road site in 2006.

However, the Trust is still committed to the opportunity to undertake further enhancements to provide an additional range of services in a patient focussed environment to meet the needs of the local community. These additional developments could possibly propose the opportunity for local GP practice relocation on site, an opportunity to house a successor service for St Kilda Residential Care

Home and possibly the establishment of permanent accommodation for the health and social care team for Brixham. Any agreed proposals will need to be fully evaluated in terms of best value for money and procurement processes. Torbay Care Trust will ensure that local public engagement and consultation has been undertaken to assure local support for any proposed developments on site”

Additionally on 22nd March 2011 the Council’s Cabinet agreed to make the capital value of the existing St Kilda building/site (owned by Torbay Council and leased to Torbay Care Trust and Sandwell Community Caring Trust) available to the NHS to help progress the re-provision of St Kilda on the Brixham Hospital site. The Council minute is quoted below for information. It should be noted this would only occur after the new St Kilda building is operational.

Council Cabinet Recommendation for decision: St Kilda

“That the Head of Legal Services, in consultation with the Chief Executive of the Torbay Development Agency, be authorised to accept a surrender of the lease from the Torbay Care Trust and then transfer the freehold of the St Kilda site the Torbay Care Trust or its chosen service provider on acceptable terms for no capital receipt under the Local Government Act 1972: General Disposal Consent 2003”

During March in addition to Health Scrutiny and the Cabinet, the Trust and Sandwell also consulted with the Brixham Town Council and Ward Partnership meetings to outline our proposal for the Hospital site including the re-provision of St Kilda. All these forums supported the Trust’s way forward for the site.

2. Progress Since March 2011

Following the above activity over the summer the Trust has embarked on a detailed phase of technical feasibility work to see what is achievable and affordable at the Brixham Hospital site. The Trust’s Management Team approved a Project Initiation Document and scope to look at the feasibility of re-providing the St Kilda facility on land at the Brixham Hospital site. This work also included examining the possibility/feasibility of relocating GP’s onto site and providing permanent accommodation for the Brixham Health and Social Care Team.

As part of the original contract Torbay Care Trust entered into with Sandwell Community Caring Trust following a full procurement process it was envisaged that the St Kilda community care unit would be re-placed by a new facility eventually as the current building has significant limitations. The Trust has been working closely with Sandwell to look at the possibility of re-providing beds (Rehabilitation Beds, Intermediate Care beds & long stay St Kilda resident’s beds & Winter Pressures beds) on spare land at the Hospital site.

Early design/site layout work has been developed with respect to undertaking an Options Appraisal to establish the optimum layout on the land, taking into account site conditions and affordability.

A project steering group chaired by the Head of Estates has met to get the mechanisms of the project up and running. The Head of Estates role in the scheme is to co-ordinate all the planning, affordability and value for money assessments that need to be undertaken. It is envisaged in due course this will feed into the Full Business Case (FBC) for the overall site proposal.

The Project is now at the key stage of establishing the overall site and financial viability of the scheme. The Options Appraisal suggests that the most viable location for St Kilda is at the top of the site, this conclusion has been reached due to the limitations of highways capacity and traffic flow at the top of the site. The new St Kilda will also require the best location for residents who will live in the building in terms of quiet and environmental quality factors. Finally in terms of the proposed size of the building and best design/location to compliment the local environment, the top of the site is also viewed by the Trust and Sandwell as the preferred location. Local mains drainage also dissects the site from top to the bottom into Greenwood Road. This has been a limiting factor in utilising the site as the building footprints need to avoid the drainage zone or a significant sum would be required to divert the existing drainage.

3. Position as at late August 2011

Once we reach a position where we have an affordable scheme acceptable to all the parties this will be presented for consideration within the Trust and with the community in Brixham.

Before the scheme can proceed a number of other key tasks will need to be completed. These include agreement/support from the Council's Health Scrutiny function, settling on legal form and ownership models, agreement on a revised revenue contract for the new St Kilda beds and Procurement arrangements for the build project. These will all form part of a FBC submission in due course.

It should be noted that agreement with the Local Planning Authority (LPA) will also be vital to ensuring that a sympathetic scheme is passed. Early discussions have occurred with the LPA about the broad outline of the scheme and feedback on this has been incorporated into the site options appraisals thus far. Further discussion will take place before we have a settled design and ahead of any formal planning application. Also at this stage we would undertake further public consultation with the Brixham Community in terms of the Council forums alluded to above and set up a public event/meeting to share our proposal and seek further feedback.

It should also be noted that Brixham Hospital League of Friends has generously decided to make a financial contribution towards the project and have been very supportive of scheme throughout. The Trust views the Friends as stakeholders who

we are in regular dialogue with. It is envisaged that the new St Kilda will be partially owned by the Sandwell and the League of Friends with the NHS contributing the land. A legal form will be put in place to reflect this and protect the Council's contribution from the existing St Kilda site. As alluded to above Torbay Council have agreed to make available the value of existing St Kilda site as a contribution towards the scheme.

The Trust has been keen to explore if it will prove feasible to locate a local GP Surgery and Pharmacy on site. It is envisaged this building will include accommodation for the Health & Social Care team. This is proving challenging to find the right location that is both suitable and affordable. This proposal is being actively perused to find a way forwards. If the GP surgery component of the scheme does proceed consultation would take place with the relevant patients at the appropriate juncture in addition to the general consultation alluded to above.

4. Next Stages

The next task is to settle the agreed position of the buildings on site and the exact shape of the project. This will be followed by definitive and detailed analysis with respect to build and fit-out costs, if successful it is hoped that a Full Business Case could be ready for approval and that a planning application could be made shortly after that. The Trust will keep Health Scrutiny informed of developments at future meetings.

Steve Honeywill,
Head of Estates,
August 2011