

Title:	The Proposed “Healthy Living Centre” at Clennon Valley Paignton		
Report to:	Health Scrutiny Board, Torbay Council		
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Directorate/Department:	Corporate Services Torbay Care Trust		
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This paper provides an update on the progress of the Proposed Health Living Centre scheme at Clennon Valley. It also seeks a decision from the Health Scrutiny Board as to whether this project constitutes a substantial variation to service. The required Impact Assessment is attached as Appendix 1.

(1) Background information

The Proposed Healthy Living Centre for Health and Social Care has formed part of the strategic direction for Health and Social Care services in Paignton for a number of years. Throughout this period the involvement of the staff, service users and general public has been valued in shaping the project. Previously a briefing was presented to the Health Scrutiny Committee 11th April 2007. By way of a recap:

(2) The Proposal

The vision behind The Healthy Living centre is articulated in the form of two clear fundamental principles that underpin all our service development:

- Services should be developed to ensure that for each individual the Right Care, must be provided in the Right Place at the Right Time, and...
- Wherever possible these services should be delivered locally in the person's own home or in the community.

This Healthy Living Centre facility would provide access to local care for the people of Paignton. The key partners involved in the scheme are: Torbay Care Trust, Torbay Care Trust Patient Forum, Grosvenor Road Surgery, Withycombe Lodge Surgery, Devon Partnership Trust, Torbay Council, South Devon Healthcare Trust and PMP Health Developments. An Outline Business Case for the project was approved by the Strategic Health Authority in the summer of 2007 and work has been on going on the design of the building subsequently.

The Healthy Living Centre has been planned on the basis that it will provide an integrated one stop shop for the people of Paignton in the optimum of settings. The building will:

- Enable the relocation of the Grosvenor Road and Withycombe Lodge General Medical Practice Surgeries to fit for purpose facilities.
- Achieve integration of health and social services which will in turn enhance the service received by the service user.
- Enable the Devon Partnership Trust to provide modern mental health services
- Enable the shift of outpatient activity from Torbay Hospital to a more localised setting.

The contents of the proposed Healthy Living Centre is summarised below. It is intended that this will be a place where people are keen to visit even when they are well to socialise and obtain information on health and well being.

<p>Community and Voluntary Services</p> <p>Relocation of existing specialist community services:</p> <ul style="list-style-type: none"> • community dentistry • podiatry • speech and language therapy • health visiting • audiology • day/intermediate care. <p>A range of new social care support services:</p> <ul style="list-style-type: none"> • Citizen's advice • Housing advice • Benefits advice. <p>Provision of space to enable links with the voluntary sector such as Help the Aged.</p> <p>Access to health and well being related services such as physical fitness gym sessions for children and young people (in partnership with the Torbay Council).</p> <p>Access to services to support self care such as expert patient programmes and information library/internet access.</p>	<p>Primary Care Practices</p> <p>Relocation of the practices at Grosvenor Road and Withycombe Lodge, Paignton.</p> <p>Integrated Health and Social Care Teams</p> <p>The development of zone based multi-professional teams and the need for supporting infrastructure that is developed in partnership with local providers of health and social care.</p> <p>Specialist Services</p> <p>The provision of consultant led, specialist nurse led and practitioner with special interest led service which enable the shift of appropriate activity from secondary care.</p>	<p>Mental Health Network</p> <p>Integrated networks will replace the current divide between primary, secondary and specialist services and the divide between mental health services for adults aged eighteen to sixty five and those for people aged over sixty five. Clennon will provide a staff base for Devon Partnership Trust staff and clinical space for service users to receive care.</p> <p>Mobile diagnostics</p> <p>Space to enable the use of mobile diagnostics vans</p> <p>Community Pharmacy</p> <p>Provision of a community pharmacy.</p>
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(3) Progress 2007-2008 and Consultation

Positive progress occurred during 2007 and 2008. A provisional design for the scheme was worked with end users/staff and consultation was under-taken with a variety of stakeholders. It has been a fundamental part of the ethos of the scheme to involve people at all stages.

- The GP Surgeries at Grosvenor Road and Withycombe Lodge have been very active in undertaking a range of surveys and communications with in their patients. Over several years the surgeries have involved and informed their patients by a number of means. These include regular news articles on the website and newsletters/posters. A video display was used in the waiting room area displaying slides of the proposed building and also this was available in hard copy form. Feed back was encouraged for all of the above which proved positive in terms of patient support for the scheme. The practice Manager also

dealt with a number of e-mail enquires concerning the proposal and visits to the surgeries have occurred by ward councillors who conveyed their support and encouragement for the Healthy Living Centre to proceed. The Local member of Parliament Adrian Saunders has also visited Grosvenor Road and offered his support to the project.

In addition the Torbay Care Trust has sought feedback from a range of forums such as the Ward Partnership, Patient Forum, its own staff and the public in general.

- In 2007 we asked local people in Paignton to share their views with us with respect to the proposals for the building. Drawings were made available on the Care Trust website and at the same time drawings were placed in local libraries across the Bay and in Care Trust facilities with the public encouraged to provide feedback to us. This information was fed into the project planning.
- Patient Public Involvement has been key to the evolution of the scheme. Judy Punshon has been the patient representative on the Project Group for the scheme and has taken an active role making suggestions and monitoring developments. She is also a member of the local Ward Partnership.
- We have also involved our own staff throughout who have made a significant contribution to the buildings design. The Project group consists of lead Managers for all the service areas that will occupy the building including the GP's and Developer. As well as the Patient Representatives, council members have also attended this group. Progress on the scheme as been reported to our Board at all material stages for key decisions. Executive Directors (some of whom are Torbay Councillors) and the Patient Representative have been involved in these forums/decisions. Not for profit groups have also been consulted at various stages, for example the Chadwell Organisation.
- Trust operational staff and practices (Nurses, GP's, Dentists, and Podiatrist etc) have made detailed contributions to the building design and layout. Planning events have been held at various stages at which staff have shaped their facilities down to the detailed requirements for the space that they are responsible for. This has ensured a "bottom up" process to design and layout which is practical and pragmatic.
- Paignton Town Community Ward Partnership has also received a presentation with respect to the healthy Living Centre plans. The trust received some useful feedback concerning issues related to transport, car parking, GP facilities and the scheme in general that have helped shape the design and planning process.
- The scheme has attracted coverage in the local press and radio. The Trust has put out regular communications at key stage to explain the state of play on the project and to pass on our message concerning the benefits that will be derived from the project to local community.

As the project progresses to the next stages the Trust intends to undertake further consultation during the pre-planning phase. It's important that we obtain maximum public support for the project and that we ensure the local community are informed with respect to our objective by creating the Healthy Living centre. During the pre-planning phase we intend to publicise the scheme via public meetings at the Clennon Valley Leisure Centre to patients and carers to view a model of the proposed building and ask direct questions to key Care Trust staff and the Developer. We are also keen to engage directly with local residents in the immediate area of the building to address any concerns they might have (for example visit already promised to the residents of Pebble Court which will be honoured)

We will also use local media outlets to explain/promote the scheme and the Head of Estates and other Care Trust staff would be happy to attend other public forums again to update the community with respect to progress. We are confident the project is a positive investment in health care for the area of Paignton and we are thus keen to take any opportunities available to communicate this message.

The proposed approach to providing services in the Healthy Living Centre is also good fit with the Lord Darzi report last year "High Quality Care for all" in bringing services closer to patients in fit for purpose settings. This is a new policy document that has emerged since the project commenced and is in line with the Care Trusts general approach to service integration and community focus. Currently services are provided in much loved but poor buildings/estate in which the delivery of modern health and social care is challenging and the environment not welcoming for patients. This will change for the better with the Healthy Living Centre proposal.

The new building will be modern and efficient in design and layout. It will also be compliant in terms of good disability and general access, environmental "green" standards and overall quality. The existing GP surgery accommodation, the Clinic and Midvale Road and the Day Centre building at Fernham will be disposed of once the new building is operational by the GP's and Care Trust as appropriate. This will allow us to rationalise sub-standard estate and address significant backlog maintenance issues. This scheme will also provide Devon Partnership Trust with the opportunity to modernise and consolidate their estate for similar reasons.

(4) Late 2008 to the present

However despite the progress outlined above, at the point where a viable and affordable design had been signed off by the end users in late 2008 the scheme had to be halted. Unfortunately as a direct result of the Environment Agency's revision of their flood maps which did not permit any development below a contour 6 metres above sea level, the location of the building had to be reviewed. In effect the agreed location of the Healthy Living Centre was no longer viable.

As a result the proposed building had to be relocated to the North end of the Clennon Valley Car Park site adjacent to Penwill Way. The only remaining workable position on site for the building regrettably overlapped with the location of the existing rifle club. For some months discussions took place between the buildings developer (PMP Developments), the Rifle Club and Torbay Council on how to find an mutually

agreeable way forward for all the parties so the Healthy Living centre project could proceed.

At the Torbay Council Cabinet meeting on 14th April 09 the Mayor approved the disposal by means of a long lease of land at the Clennon Valley car park within the revised location at the north of the site. The Mayoral Decision acknowledged that the footprint of the building had to be moved north as a result of the Environment Agency's revision of their flood maps. It was also noted in the Decision that the location of the development on the site was set back from the Dartmouth Road due to the constraint of a large sewer.

The Mayoral decision to dispose of the land was subsequently "called in". The decision was reviewed by the Overview and Scrutiny committee who met on 11th May. The Committee voted to take no further action.

During June and July further discussions took place between all the stakeholders. Torbay Council is actively assisting the Rifle Club to secure new site/premises away from Clennon Valley ahead of the clubs leases termination in September 2010. The Local Planning Authority and the Developer have also informally discussed pre-planning issues related to the exact location of the Healthy Living Centre building and related matters.

A meeting has also taken place between Torbay Council, Torbay Care Trust and Torbay Leisure Centre concerning parking arrangements on site. The Trust is aware that this is the subject raised most consistently via our various consultations. An agreement has been established in principle between the parties by which no detrimental net loss of car parking on site will occur as a consequence of building the Healthy Living Centre. A re-provision of parking to the side and rear of the Leisure Centre will provide adequate spaces for the users and staff at the Leisure Centre building.

As a result of the above progress The Torbay Care Trust Board made the decision in July to recommence building re-design work as the barriers to the projects progressing had either been removed or mitigated as far as possible. The new location on the Clennon Valley means that a brand new design needs to be produced by the developer working with the Trust, its staff and stakeholders.

(5) Next Stages August 2009

The Project Group are working with the Developers, Architects and a range of end building users to produce revised and detailed internal building layouts. Once these have been approved in the autumn the affordability of the scheme will be tested again. The Care Trust Board will at this stage need to reapprove the scheme.

A number of further stages need to be completed before work on site can commence. For the Care Trust internally these are:

- Re-design from architects shared with TCT and staff
- End-user involvement and feedback on re-design, revised room data sheets

- Building operating issues to resolve such a common reception and building operating policy, IT, H&S, Security, Infection Control etc
- Finance/Affordability: Update financial model based on the above, check affordability and value for money, new IFRS accounting rules and Operating Lease status.
- Revised Risk Register and timelines in light of the above process and activity
- Design freeze on building layout etc, final cost for Full Business Case.
- Negotiation of legal documentation between parties.

External process to be completed:

- Work to achieve BREEAM (environmental standard) status for building design
- Checks with audit internal and external
- Developers pre-planning application
- OJEU advert (European Tender for the building contract) and recommence process, approximately a Five months process including advert, invite to tender, returns, evaluation and decision.
- Paper to Torbay Council Health Scrutiny Board required so they can reach a view about the scheme and if it constitutes a “substantial variation or substantial development in healthcare in Torbay”.
- Developers full planning application, 3 months planning period to decision
- Draft Full Business Case for SHA approval, 5 months timetable for TBC Boards, Strategic Health Authority Capital approval, Full SHA Board
- Planning approval should be approx 2 months before SHA approval and then award of building contracts.

A detailed programme and timetable will be reported to the Health Scrutiny Board in due course when available as part of subsequent progress reports. At this stage work on site could start in the summer of 2010 if the planning, NHS approvals and the OJEU process proceed smoothly. A detailed timeline will be included in the next briefing to the committee when we will have further clarity.

(6) Conclusion

The proposed Clennon Valley Healthy Living Centre will consolidate work that is currently underway on the integration of services in health and social care. It will provide a local facility with enhanced services based on the feedback from local people.

Additional services will be provided locally and no services will be removed. It is therefore the opinion of the Care Trust that this proposal does not constitute substantial change in service provision. This conclusion also follows the logic of the precedent set by the previous decision concerning the Torquay North scheme presented to the committee earlier this year in terms of similar rationale and consistency of approach.

(7) Action

The Health Scrutiny Committee are asked to note the progress and to confirm whether or not this project is considered to constitute a substantial variation to service.

Steve Honeywill,
Head of Estates,
August 2009.