

Meeting of:	<b>Cabinet</b>
Date of Meeting:	<b>Thursday, 16 February 2023</b>
Relevant Scrutiny Committee:	Healthy Living and Social Care
Report Title:	Penarth Health Hub
Purpose of Report:	To seek approval for the Cardiff and Vale University Health Board to progress the proposed Health Hub at Penarth Leisure centre.
Report Owner:	Report of the Cabinet Member for Leisure, Sport and Wellbeing
Responsible Officer:	Director of Environment and Housing Services
Elected Member and Officer Consultation:	Committee Reports – Legal Accountant – Matt Sewell Equalities Operational Manager - Property
Policy Framework:	This Report is a matter for Executive decision by Cabinet.
<p>Executive Summary:</p> <ul style="list-style-type: none"> <li>• A formal request has now been received from the Cardiff and Vale University Health Board (UHB) for permission to progress the Health Hub at Penarth Leisure Centre that will provide a new health centre for Penarth with the opportunity to link to healthy lifestyle opportunities offered in the Leisure Centre.</li> <li>• The request follows a previous report that granted ‘in principle’ support for this scheme. The Health Board have also explored other potential sites for this new facility but feel the availability of the land at the Leisure Centre and the ability to develop a working partnership with the Leisure Centre to improve the health of the population makes it the logical choice.</li> <li>• The proposed new building will share an entrance with the Leisure Centre but will have separate reception areas and waiting zones. The car park will also be expanded as part of the scheme.</li> <li>• A management agreement will also need to developed involving Parkwood Leisure, the Council’s leisure management contractor, to effectively operate the new facilities. The Health Centre can however be isolated within the plans as the Leisure Centre is likely to be open for longer hours than the health hub.</li> </ul>	

## **Recommendations**

1. That subject to Recommendations 3 and 4, Cabinet endorses the request from the Cardiff and Vale University Health Board to build a new health hub adjacent to Penarth Leisure Centre.
2. That subject to Recommendations 3 and 4, the Director of Environment and Housing Services, in consultation with the Cabinet Member for Leisure, Sport and Wellbeing and the Director of Corporate Resources, be granted authority to enter into a lease of 125 years with the Cardiff and Vale University Health Board on terms and conditions to be agreed.
3. That authority is delegated to the Monitoring officer/ Head of Legal and Democratic Services to advertise the proposed disposals in accordance with section 123(2A) Local Government Act 1972 and in accordance with the Playing Fields (Community Involvement in Disposal Decisions)(Wales) Regulations 2015.
4. Any objections to the proposed land disposal be reported to Cabinet for consideration . Should no objections be raised the matter proceed in line with recommendations 1,2,5 and 6.
5. That the Monitoring Officer/Head of Legal and Democratic Services/Operational Manager for Legal Services in consultation with the Director of Corporate Resources and the Director of Environment and Housing Services be authorised to prepare, execute and complete any legal agreements associated with the sale of the land.
6. That the Director of Environmental and Housing services be authorised to negotiate and complete a Management agreement between the Council, Parkwood Leisure and the Cardiff and Vale University Health Board in advance of building works commencing.

## **Reasons for Recommendations**

1. To improve the quality of health provision in the Penarth area.
2. To ensure that the land transfer required for this proposal is delivered effectively and efficiently.
3. To permit the land required by the Health Board to be advertised for disposal in accordance with the relevant legislation.
4. To allow Cabinet to consider any objections received prior to taking a decision on the land transfer.
5. To provide the necessary authority to officers to agree the terms and conditions to allow the land to be transferred via lease as promptly as possible.
6. To clearly define management responsibilities for the operation of the new joint building.

## **1. Background**

- 1.1** Cabinet Minute C3401 (12<sup>th</sup> December 2016) THE LOCAL HEALTH BOARD PROPOSAL FOR A NEW HEALTH AND WELL-BEING FACILITY ADJACENT TO PENARTH LEISURE CENTRE (VLRS) (SCRUTINY COMMITTEE – HEALTHY LIVING AND SOCIAL CARE) –

RESOLVED –

(1) T H A T 'in principle' support to the Cardiff and Vale University Health Board be given to the proposal to locate a modern Health and Wellbeing facility to include a GP Surgery adjacent to Penarth Leisure Centre.

(2) T H A T the Director of Environmental and Housing Services be authorised to commence detailed negotiations with the University Health Board and Legacy Leisure to progress this potential proposal.

(3) T H A T a further report be presented to Cabinet before any final agreement is made between all relevant parties.

- 1.2** Following the above minute various meetings have been held with the local Health Board in relation to this proposed project. The Health Board have also extensively researched other sites in the area but none of these have been able to progress due to a variety of reasons and do not represent the same opportunity to provide a quality primary care facility as exists with the integration of a health hub at Penarth Leisure Centre. Therefore, the Health Board now wishes to progress this site.

## **2. Key Issues for Consideration**

- 2.1** The Health Board are now requesting that the Council formally endorse the proposal to locate a new integrated Health Hub alongside Penarth Leisure Centre. Letter from Director of Capital, Estates & Facilities, Cardiff and Vale University Health Board – 15th January, 2023 attached at Appendix A.
- 2.2** The facility will have a joint entrance but there will be separate reception areas, with dedicated waiting areas for those accessing health services. The Health Hub will also have the ability to be closed off from the Leisure Centre at certain times as the Leisure Centre opening hours are greater than those envisaged for the Health Hub at present. The opportunity afforded within the existing Leisure Centre, which has been the subject of significant recent refurbishment works, to access quality physical activity opportunities is one of the main reasons the Health Authority are keen to progress with the facility at this site.
- 2.3** The Health Authority has developed a 'Service scope by Zone' document supports the project objective to deliver integrated services in partnership across three principal zones:
- A wellbeing zone focussing on third sector and community groups delivering wellbeing information and services from bookable group rooms.

- A health zone focussing on Redlands GP surgery and a wide range of outpatient clinics delivered from a mix of bookable and specialist rooms including: district nurse led clinics; child health clinics; a wide range of clinics for sexual health; pain management; dietetics; podiatry; physiotherapy; AAA screening; heart failure; mental health.
  - A team zone providing admin areas for midwives, district nurses health visitors, school nurses, primary mental health staff and hot desks for visiting child health, community therapies and social care staff.
- 2.4** A copy of the ‘Service scope by Zone’ document is attached at Appendix B.
- 2.5** The Health Authority are seeking permission from the Council for the transfer of the land by virtue of a 125 year ground lease required to construct the Health Hub together with a management agreement for the future operation of the site. The management agreement will need to ascertain working practices and financial arrangements for when the site is fully operational, take account of potential compensation to legacy Leisure during the construction phase if their operation is adversely affected and be clear on responsibilities in the event of emergencies.
- 2.6** The Council’s Leisure management contractor, Parkwood Leisure has been involved in discussions regarding the proposals and is keen to see this development proceed. They however, understandably, have concerns about the effect on their business during the construction phase and are keen to ensure that all reasonable measures are taken to ensure that disruption is kept to a minimum. Many of their concerns regarding the operation of the site have been resolved in the latest plan for the site that will see further car parking provided together with more circulation space in reception areas (see Appendix C).
- 2.7** The Integration of services is a Welsh Government priority, and this proposed project links services that that have clear synergies. There are already established partnerships between Leisure and Health with the current highly successful National Exercise Scheme that operates in Penarth Leisure Centre at present being one such example. The expectation of the scheme is that the barriers that people perceive in relation to the use of the leisure centre will be further broken down and that more customers will be attracted to use the facilities.
- 2.8** Due to the proposed location including areas of Public Open Space and playing fields the Council is required to act in accordance with the relevant legislation relating to disposal of land of this nature. The area the health authority wishes to lease is attached at Appendix D.

### **3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?**

- 3.1** In terms of the Council's Corporate Plan, this work links to the Well-being Outcome 4: An Active and Healthy Vale:
- 3.2** Objective 7: Encouraging and promoting active and healthy lifestyles. Work in partnership to deliver a range of activities through our leisure and community facilities and parks to increase levels of participation and physical activity. In this regard, the work being undertaken to extend the contract seeks to secure the leisure facilities for future generations to enjoy and participate in physical activity to the benefit of health and wellbeing of users and residents.
- 3.3** In terms of the Five Ways of Working, as set out in the Wellbeing of Future Generations Act, the following applies:
- 3.4** Long Term: The provision of the health hub at Penarth Leisure centre will assist in securing the long-term future of the Council's leisure centre service at Penarth as the two facilities will work together in encouraging the adoption of healthy lifestyles.
- 3.5** Prevention: The Leisure Centres already make a significant contribution to the Council's well-being objectives and the health hub will provide new opportunities for residents to take up new physical activities as residents who have previously not visited the site will have the opportunity to see the opportunities available to them. Remaining fit and healthy is the best prevention known for residents to enjoy healthy lives and this investment would emphasise the Council's commitment to long term health objectives to its residents and visitors whilst at the same time emphasising the commitment to the leisure centres at a time of budget restraint. This clearly links into both the Council's objectives and the objectives of the Wellbeing of Future Generations Act.
- 3.6** Integration: The proposed development is a primary example of integration of services that fits with many of the Council's health and well-being objectives as well as national objectives of having a healthier population in Wales. The Leisure Centres already link with health services with services such as the GP referral scheme.
- 3.7** Collaboration: The Leisure management contract is already a good example of a collaboration project within the Council demonstrating how an external 'not for profit' organisation, Legacy Leisure, and the Council can work together to provide quality services that are sustainable, accessible and planned for the long term. Adding a further partner in the form of the Local Health Board strengthens this collaboration further.
- 3.8** Involvement: The University Health Board have undertaken consultation in relation to the proposal presented.

## **4. Climate Change and Nature Implications**

- 4.1 The construction of the proposed Health Hub will be the responsibility of the Health Authority who are keen to ensure that the new building exceeds current energy efficient standards. Council officers will also actively encourage the Health Board to deliver a building that operates with the best possible carbon efficiencies.
- 4.2 The Cardiff and Vale UHB sustainable action plan requires for all new build and major refurbishment project to include sustainable design features as standard with a requirement of an EPC rating of 'A' for all new builds.

## **5. Resources and Legal Considerations**

### **Financial**

- 5.1 All costs associated with the new build health Hub will be the responsibility of the University Health Board. The heads of terms will also need to reflect any additional operating costs for the Council as a result of the addition of the Health Hub.
- 5.2 The disposal of land to the Cardiff and Vale UHB will result in a capital receipt for the Council.

### **Employment**

- 5.3 There are no direct employment implications for the Council.

### **Legal (Including Equalities)**

- 5.4 The Council has statutory obligation under The Playing Fields (Community Involvement in Disposal Decisions)[(Wales] Regulations 2015) prior to making a decision to dispose of a playing field or part of a playing field to advertise details of the proposed disposal in accordance with regulation 5 and to prepare an assessment of the impact of the proposed disposal in accordance with regulation 6.
- 5.5 Any representations received in relation to the advertisement referred to above must be consider prior to making a final decision on disposal.
- 5.6 The Council has statutory and fiduciary obligation to ensure that any property or land assets are disposed of in accordance with section 123 (Local Government act 1972). There is no intention to dispose of the land referred to at less than best consideration. To this effect a valuation in accordance with the Welsh Government Estate co-location and land transfer protocol has been commissioned.

- 5.7** Any equality impact assessment required for this scheme will be the responsibility of the Cardiff and Vale University Health Board as the primary changes are to health care provision.

**6. Background Papers**

None.



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**NHS**  
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Director of Environment & Housing Services  
Director's Office - Environment and Housing Services  
Vale of Glamorgan Council  
Civic Offices  
Holton Road  
Barry  
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15 January 2023

Dear Miles

### **Proposed Wellbeing Hub @Penarth**

Thank you for the opportunity to outline the Cardiff & Vale University Health Board's partnership requirements for the proposed Wellbeing Hub@Penarth. As discussed in our previous meetings the Health Board confirmed our understanding that the Council remains committed to this development proceeding (subject to the necessary planning permission), with the original design of a joined building with a single entrance.

I have attached 2 red line drawings Ref:SK101 shows the original project boundary included in the Outline Planning submission and SK 100 shows a boundary should you wish us to provide additional car parking spaces without impact on the football field.

Since our last meeting the Health Board has received a letter from the Senedd's Petition's Committee regarding primary care provision in Penarth, which specifically asks us to confirm the status of the planning for this development. It would be helpful to be able to confirm the Council's commitment to the development.

In response to your second point regarding the range of services being proposed for the Wellbeing Hub @Penarth I have attached a copy of our 'Service Scope by Zone' document which supports the project objective to deliver integrated services in partnership across three principal zones

- A wellbeing zone focussing on third sector and community groups delivering wellbeing information and services from bookable group rooms.
- A health zone focussing on Redlands GP surgery and a wide range of outpatient clinics delivered from a mix of bookable and specialist rooms





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including: district nurse led clinics; child health clinics; a wide range of clinics for sexual health; pain management; dietetics; podiatry; physiotherapy; AAA screening; heart failure; mental health.

- A team zone providing admin areas for midwives, district nurses health visitors, school nurses, primary mental health staff and hot desks for visiting child health, community therapies and social care staff.

The close integration and partnership working with our major stakeholders will provide improved social, wellbeing and health services for the residents of Penarth and eastern Vale.

I trust that the information provided is sufficient for you to take forward with colleagues but should you require any further information please do not hesitate to contact me.

Regards

Yours Sincerely

Geoff Walsh  
Director of Capital, Estates and Facilities

## WELLBEING HUB @ PENARTH SERVICE SCOPE BY ZONE

Updated following Exercise to refresh Schedule of Accommodation – Nov 2022

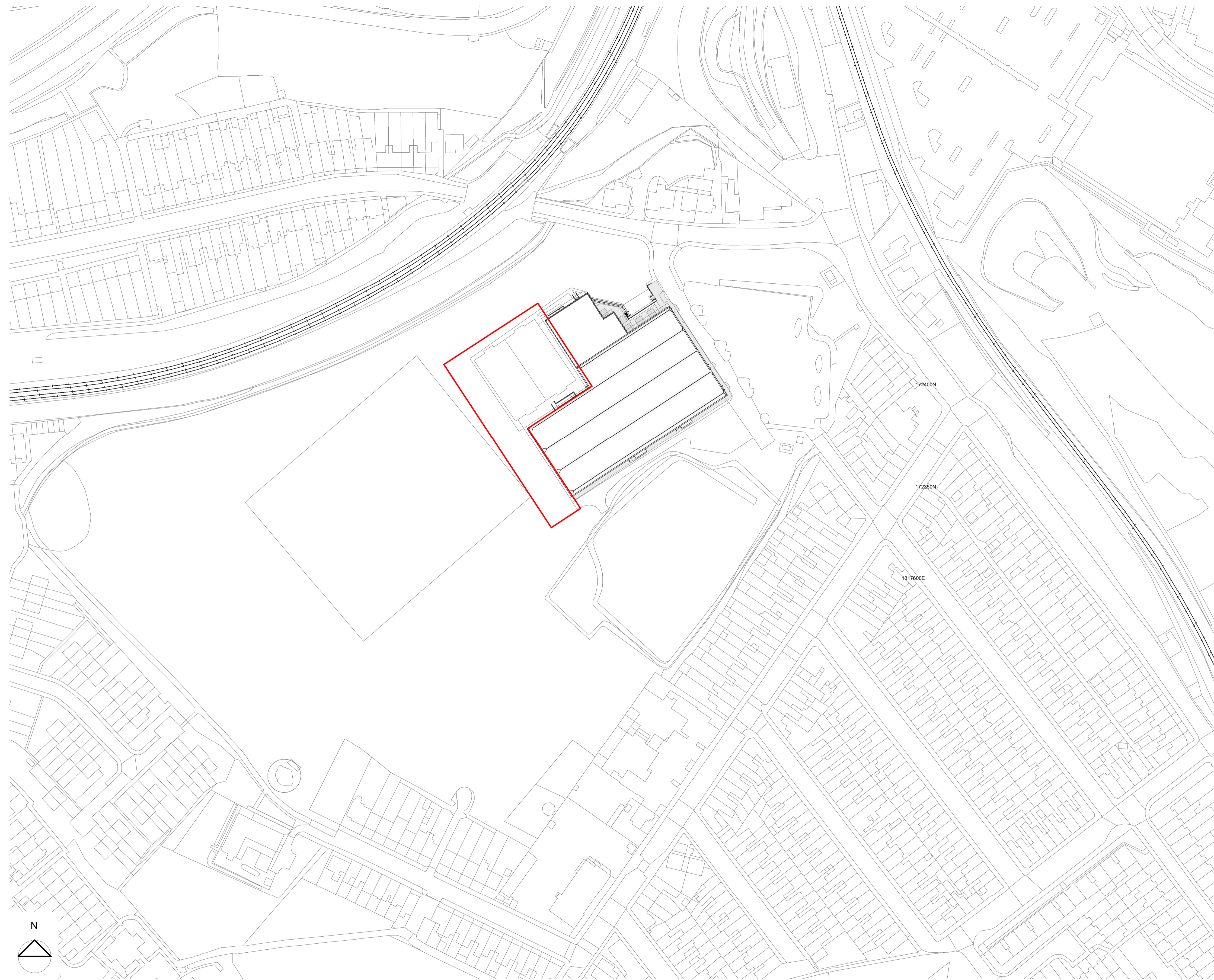
	WELLBEING ZONE	HEALTH ZONE (current location where relevant)	TEAM ZONE (current location where relevant)
<p><b>Services included in the schedule of accommodation</b></p>	<ul style="list-style-type: none"> <li>• Group/Community Rooms. [Pen001]</li> <li>Third sector (GVS) advised the following with 4 responses tbc</li> <li>• British Red Cross – does not have Positive Steps Service in the Vale</li> <li>• Scope Cymru – stopped providing services in the Vale</li> <li>• DPVC – no capacity to have a presence but interested in offering their community transport to anyone from Dinas Powys who needs to attend the services at the Hub</li> <li>• Action for Elders – Keen to support and subject to details interested in the Hub</li> <li>• Age Connects – nail cutting service</li> <li>• Care and Repair Cardiff &amp; Vale – looking to provide an occasional presence – happy to be still involved</li> <li>• Recovery Cymru – still interested in having a presence at the hub</li> <li>• Elderfit - interested and would like to be involved</li> <li>• Vale 50+ are still interested</li> <li>• CTSEW (now The Care Collective) would like to forward a n expression of interest</li> <li>• The Stroke Association – unfortunately decline as they have reduced capacity</li> <li>• SOLACE(MHSOP) [Pen006A]</li> </ul>	<ul style="list-style-type: none"> <li>• Redlands GP Practice [Pen019]</li> <li>• <del>Albert Road GP Practice</del></li> <li>• Penarth DN treatment room clinics [Pen007]</li> <li>• ART clinics [Pen008]</li> <li>• DN Continence clinics [Pen009]</li> <li>• DN wound clinic [Pen010]</li> <li>• Child Health Clinics [Pen011]:-               <ul style="list-style-type: none"> <li>○ Speech therapy (PHC)</li> <li>○ HV/School nursing (PHC)</li> <li>○ Baby clinic</li> <li>○ Continence and soiling (PHC)</li> <li>○ Psychology (new Vale commissioned service)</li> <li>○ Primary MH service (currently no reliable clinic space)</li> <li>○ Audiology (currently Broad St Barry. Interim move, pending H&amp;WC@Barry)</li> <li>○ Cleft palate (currently UHL. Interim move pending H&amp;WC@Barry)</li> <li>○ Looked after children</li> </ul> </li> <li>• Dietetics (PHC) [Pen021B]</li> <li>• Sexual health (PHC) [Pen013]</li> <li>• Pain Management Programme [Pen014]</li> <li>• Age Connects – nail cutting service [Pen015]</li> <li>• Vale LA services. *see section below - C&amp;YPS/adult social care (reduced/shared space) [Pen016]</li> <li>• Heart failure clinic [Pen027]</li> <li>• Midwifery Clinics (includes postnatal clinic – PHC) [Pen026]</li> <li>• CMHT clinics (Avon House) [Pen018]</li> <li>• Podiatry (PHC) [Pen021C]</li> <li>• Physiotherapy (PHC) [Pen021D]</li> <li>• AAA Screening (PHC) [Pen021E]</li> </ul>	<p>Team Base (desks allocated as per the Agile Working Policy):-</p> <ul style="list-style-type: none"> <li>• Eastern Vale Cluster Posts (Nurse and pharmacist)</li> <li>• Child Health Teams:-               <ul style="list-style-type: none"> <li>○ HV (Avon House)</li> <li>○ School nurses (PHC)</li> <li>○ Primary MH Team (from SDH)</li> <li>○ Hot desks for visiting SLT staff, Cleft Palate, Early Years, Adult-Child Interaction</li> </ul> </li> <li>• Clinic Clerk (PHC)</li> </ul> <hr/> <p>Visiting staff (hot desking at vacant desks):-</p> <ul style="list-style-type: none"> <li>• ART</li> <li>• DN continence team</li> <li>• Wound Team</li> <li>• Pain Management Team</li> <li>• Penarth DN Team</li> <li>• Vale LA services – C&amp;YP/adult social care</li> </ul>
<p><b>Significant changes</b></p>		<ul style="list-style-type: none"> <li>• Paeds phlebotomy (potential to be explored to bring Adult and Paeds Phlebotomy services together)</li> <li>• Community dental services (current provision at Penarth HC. Need 2 dental suites and waiting room (same as WH@Park View specification)</li> <li>• DN Therapies treatment room (additional 3 sessions/week requested)</li> <li>• Adult MH (CMHT) (Additional 4 sessions/week requested)</li> <li>• Physiotherapy clinic (PHC)(Additional 3 sessions /week requested)</li> <li>• Breast feeding education (additional 4 sessions/week (Pen026)</li> </ul>	<ul style="list-style-type: none"> <li>• Exploring c. 4 additional hot desks for Child Health Teams</li> </ul> <p>Team base:-</p> <ul style="list-style-type: none"> <li>• Penarth DN Team base (Avon House)</li> </ul>

Appendix B

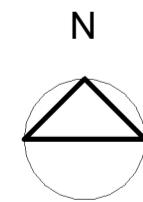
<b>Services yet to confirm refresh information</b>	<ul style="list-style-type: none"><li>• Reduced no. of group rooms TBC (to be explored through shared use of space across WH and LC)</li></ul>	<ul style="list-style-type: none"><li>• Reduced LA C&amp;YP/adult social care. More creative use of available space [Pen016]</li><li>• Autism clinics (current delivery at Avon House. More appropriate location to be sought)</li><li>• MSK/CPNs - GMS sustainability TBC (BC assumes delivery in GP practices)</li></ul>	Team base:- <ul style="list-style-type: none"><li>• Autism Team (Avon House)</li></ul>
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DRAFT





Application Boundary



1 Site location / Red line Boundary.  
1 : 1000

This drawing must not be scaled.  
Figured dimensions and levels to be used.  
Any inaccuracies must be notified to the architect.  
Detail drawings and large scale drawings take precedence over smaller drawings.  
A1

Rev: P1 Boundary Updated

12.01.23 Chk'd:

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**STATUS**  
S2 - Issued for Information

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UPRN	ORIGINATOR
VOLUME	LEVEL
TYPE	ROLE
NUMBER	

Contract: Cardiff & Vale University Health Board  
Wellbeing Hub @Penarth  
Title: Site Location and Boundary Plan

Scale: 1 : 1000  
Date: 21/11/18  
Drawn: RD  
Checked: RD