

3 July 2019

Modernising Health and Wellbeing Services in Teignmouth Update 4

1. Background

Previous updates have explained how Devon Clinical Commissioning Group (CCG) and the health community have worked together to develop a vision for health and wellbeing services in Teignmouth by engaging stakeholders and local people. The viability of potential options has been assessed with a view to moving towards a proposal for public consultation. The proposal will set out how the CCG believes services can be further integrated to ensure sustainable primary care services to meet future demand. The intention is to enable a range of health and wellbeing services to be located together in a new centre, including Teignmouth's three GP practices, the health and wellbeing team and voluntary sector.

Through the public engagement process held last year, a site owned by Teignbridge District Council in Brunswick Street, Teignmouth, was identified as a preferred location for the health and wellbeing centre.

There is a desire to keep all services currently delivered from Teignmouth Hospital in the Coastal locality (Teignmouth, Dawlish, Shaldon and Bishopsteignton area) and we have been looking at where they can be best located for the future.

2. Update

Since March 2019, the CCG and Torbay and South Devon NHS Foundation Trust (TSDFT) have made progress on delivering the vision of integrating services further and ensuring the sustainability of primary care:

Publishing the six-facet survey of Teignmouth Hospital.

The survey, from November 2018, was shared in response to interest expressed by local people. The survey was carried out by independent surveyors and commissioned by Torbay and South Devon NHS Foundation Trust.

A summary of the survey

- The six-facet survey stated that approximately £604,400 (inclusive of VAT) would need to be spent to address backlog maintenance and bring the building up to required standards in the short term.
 - An additional £960,000 (inclusive of VAT) would be needed between now and 2022 to address building issues.
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- The overall ratings vary significantly depending on the aspect/facet being assessed.
- The physical condition of the building was found to be sound, operationally safe and exhibits only minor deterioration.
- The quality of the building was 'less than acceptable' requiring significant capital investment.
- Fire and Health and Safety Assessment of the building were below the required statutory standard.
- The space as underutilised – this related to the current empty ward area.
CCG/TSDFT note: While the current space was underutilised, it would not be sufficient to meet the requirements of a modern health and wellbeing centre with primary care.
- The building contained asbestos.
- The environmental impact of the building was high, it was not energy efficient and would require significant investment to bring it to standard.

Negotiations with Teignbridge District Council

Talks have continued regarding developing the proposed site for the health and wellbeing centre on Brunswick Street. This has included consideration of the environmental and structural challenges presented and associated costs.

Development of a robust business case

This is needed in the first instance to ensure the health and wellbeing centre is both affordable and deliverable. This has involved negotiating the cost to be paid for the land, cost of development of the centre and rent cost (including rental to be paid by primary care).

Plans for further engagement

This would be a community-led project to map, analyse, and raise awareness of health, care and wellbeing services in the Teignmouth and Dawlish area. It would enable joint work to plan how services can be developed in response to local need.

3. NHS submits bid for Brunswick Street site

A bid was submitted in June 2019 to Teignbridge District Council for the purchase of the land on Brunswick Street and this will be considered initially by the Council Executive and if supported, by the full council in July 2019. The outcome of this decision will determine the next steps in the project, and consequently, its timeline. Further information will be provided as it becomes available.

Due to the need to ensure the health and wellbeing centre can be delivered before consulting with the public, the CCG has delayed the consultation and has focussed on development of the business case for the centre with TSDFT, GPs and Teignbridge District Council.

ENDS

