

Torbay and Southern Devon Care Trust

Teignmouth Health and Wellbeing Hub
Site Options Appraisal Workshop
1st February 2018

Attendees (Scoring)

Simon Allen	Estates Manager	Torbay & Southern Devon Care Trust
Lee Baxter	Assistant Director of Community Health and Social Care Services (Southern)	South Devon CCG
Vanessa Dunn	Deputy Director of Primary Care Infrastructure for Wider Devon	NHS South Devon & Torbay & NEW Devon CCG
Dr Julian Squires	GP Representative	
Dr Liz Brown	GP Representative	
Dr Carlie Karakusevic	GP Representative	
Mat Fox	Clinical Director & CCG NED	
Bob Naish	Patient Representative	
Helen Peirce	Patient Representative	
Peter Galli	Patient Representative	

Attendees (Advisors/Observers)

Rebecca Harty Andrew Sprague Iain McNeill Richard Sutton Cliff Barnes	Head of Commissioning Integration – Community Services & Long Term Conditions Architect Transport Engineer Project Manager Project Manager	South Devon CCG Stride Treglown WSP TDA TDA

Longlisted Options

- Site 1 : Broadmeadow Lane
- Site 2 : Teignmouth Hospital Half Site
- Site 3 : Teignmouth Hospital Full Site
- Site 4 : Brunswick Street
- Site 5 : Eastcliff Car Park
- Site 6 : Quay Road Car Park
- Site 7 : Rugby Club Site

NB Hazeldown School Cricket Ground and Hazeldown School Playing Fields excluded as the subject of a 125 year lease.

Trinity School site excluded as no longer available.

Evaluation Criteria

1. Site area

- Is the site large enough to accommodate the proposed facilities? Is a degree of design compromise required?

2. Parking

- Is there space on the site for adequate parking or is sufficient parking available nearby?

3. Public transport

- Is public transport available nearby to and from the site?

4. Access

- Is suitable and safe vehicular and pedestrian access available?

5. Abnormal costs

- Are there abnormal costs associated with the site eg contamination, topography, existing buildings, flood risk, enabling works etc?

Evaluation Criteria - 2

6. Deliverability

- Is the building deliverable ie considering ownership, legal issues, planning issues, surrounding and existing land use, site constraints, trees/landscape, impact on existing services, public reaction?

7. Development timeframe

- Are there issues which would elongate the development timeframe eg land ownership, ecology, contamination, planning, flood risk, enabling works etc?

8. Future Proofing

- Do the site characteristics allow for future proofing/expansion eg ease of extension and planning?

9. Demographics

- How close is the site to the town centre, centres of population and areas of deprivation?

10. Impact of seasonal traffic

- Will access to the site be unusually affected by seasonal traffic?

Weightings

Criteria	Weighting	Numerical Weighting
Site area	High	5
Parking	Medium	4
Public transport	Medium/High	4
Access	Medium	3
Abnormal costs	High	5
Deliverability	High	5
Development timeframe	High	5
Future proofing	Medium	4
Demographics	Medium/Low	1
Impact of seasonal traffic	Low	1

Scoring Guidance

Assessment	Score
Poor – Site fails to meet the minimum requirements of the criteria	1
Low adequate – Site achieves only basic compliance with the requirements of the criteria	2
High adequate – Site achieves the basic requirements of the criteria	3
Good – Site meets the criteria well and achieves the expectations of the evaluation panel	4
Excellent – Site exceeds the requirements of the criteria in all respects	5

Option Scores

Criteria							
	1	2	3	4	5	6	7
Site area	5	25	25	10	25	25	25
Parking	8	8	20	12	20	16	20
Public transport	8	8	8	16	16	12	12
Access	6	6	9	9	12	12	6
Abnormal Costs	15	15	15	5	20	5	5
Deliverability	10	20	15	15	15	5	5
Development timeframe	15	20	20	10	15	10	10
Future proofing	4	8	20	4	20	16	20
Demographics	2	2	2	5	4	4	2
Impact of seasonal traffic	2	1	1	3	3	3	1
Total Scores	75	113	135	89	135	108	106