

Supporting information - Estates

Teignmouth Community Hospital

The hospital cannot be economically reconfigured to provide the modern facilities required today and in the future. With wear and tear taking its toll, mechanical infrastructure approaching the end of its economic life, drainage problems and disability discrimination issues, the hospital would need extensive work to bring it up to today's standards. The existing site also presents access difficulties, being at the top of a steep hill.

In November 2018 Currie and Brown were asked to provide a six-facet survey on the current state of Teignmouth Community Hospital building. The six-facet survey considers physical condition, functional suitability, use of space, quality, statutory requirements and environmental management.

This is an extract from the report:

"Teignmouth Hospital was originally constructed in 1954 and has received a number of extensions since. The property is in a reasonable condition from a building fabric condition, with the mechanical and electrical (M&E) elements on the mechanical side towards the end of their useful life. A number of improvements could be made to the layout internally to improve the reception and waiting areas and better use of the first-floor areas could be made to utilise the facility to its full.

"The Building Fabric both external and internally is generally in a good condition, with cyclical decorations required. The M&E report suggests there are a number of elements which are towards the end of their useful life on the mechanical side which will need to be addressed.

"Privacy and dignity issues need to be addressed along with the disconnect between the main reception and waiting area. Ventilation systems require investment.

"The premises were constructed prior to modern building regulation standards. The property is well insulated in terms of the flat roof areas, having had coverings replaced within the last 5yrs to a number of areas. There are double glazed windows throughout, although some areas are towards the end of their useful life.

"Theatre size is not in line with latest recommended size (40m² vs 55m²). Theatre functional adjacencies with prep, CU, DU and staff change acceptable."

Costs

Approximately £604,400 (inclusive of VAT) would need to be spent to bring the building up to required standards in the short term and an additional £960,000 (inclusive of VAT) would be needed between now and 2022 to address building issues.

The physical condition of the building was found to be sound, operationally safe and exhibits only minor deterioration but the hospital itself was found to be a 'less than acceptable' facility for people using the building requiring significant capital investment. Fire and Health and Safety Assessment of the building are below the required statutory standard. The space is under-utilised – this relates to the current empty ward area. CCG/TSDFT note: While the current space is under-utilised, it would not be sufficient to meet the requirements of a modern health and wellbeing centre with primary care. The building contains asbestos. The environmental impact of the building is high, it is not energy efficient and would require significant investment to bring it to standard.

GP Premises

In response to a Department of Health directive, the Strategic Community Estate Strategy for South Devon and Torbay was published in October 2016. For the Teignmouth area it concluded that four of the (then) five GP practices were overcrowded, operating from functionally unsuitable premises and that there was potential for consolidation and expansion to deliver estate efficiencies yet facilitate the meeting of growing demand. A vision was articulated of an integrated Health and Wellbeing Centre to support primary and multidisciplinary care delivery, in fit for purpose, accessible premises which would enable increasing primary care demand to be accommodated alongside the delivery of other health and community services.

Since 2016, the five practices have consolidated to two: Channel View Medical Group and Teign Estuary Medical Group. Channel View and Teign Estuary practices each also have morning only branch surgeries in Bishopsteignton and Shaldon, which will continue. The Community Estate Strategy highlighted the functional unsuitability issues with some of the GP premises and of space constraints in some. The consolidation of GP practice premises has enabled some operational efficiencies to relieve some demand and pressures. However, these are limited due to the issues with the current buildings, and the constraints that this, in turn, places on operational functionality and the level of service that can be delivered to patients. The benefits of cross and multi service co-location and integration cannot be realised in the current estates model.

In particular the issues are:

- Practice buildings suffer from cramped space and deteriorating building condition, having modernised and expanded as far as possible
- Disability access is an issue
- The practices have limited space in which to teach and train medical students, trainee GPs and nurses
- The lack of ability to train and the unattractive settings are compounding recruitment and retention issues. In particular, one advertisement for salaried GPs, over a three month period, received no applications. Only two GP partners in Teignmouth are under 50
- If we do not change the way of providing primary care and address the estate issues, the risk of a workforce crisis within the next five years is significant due to the number of GPs reaching retirement age

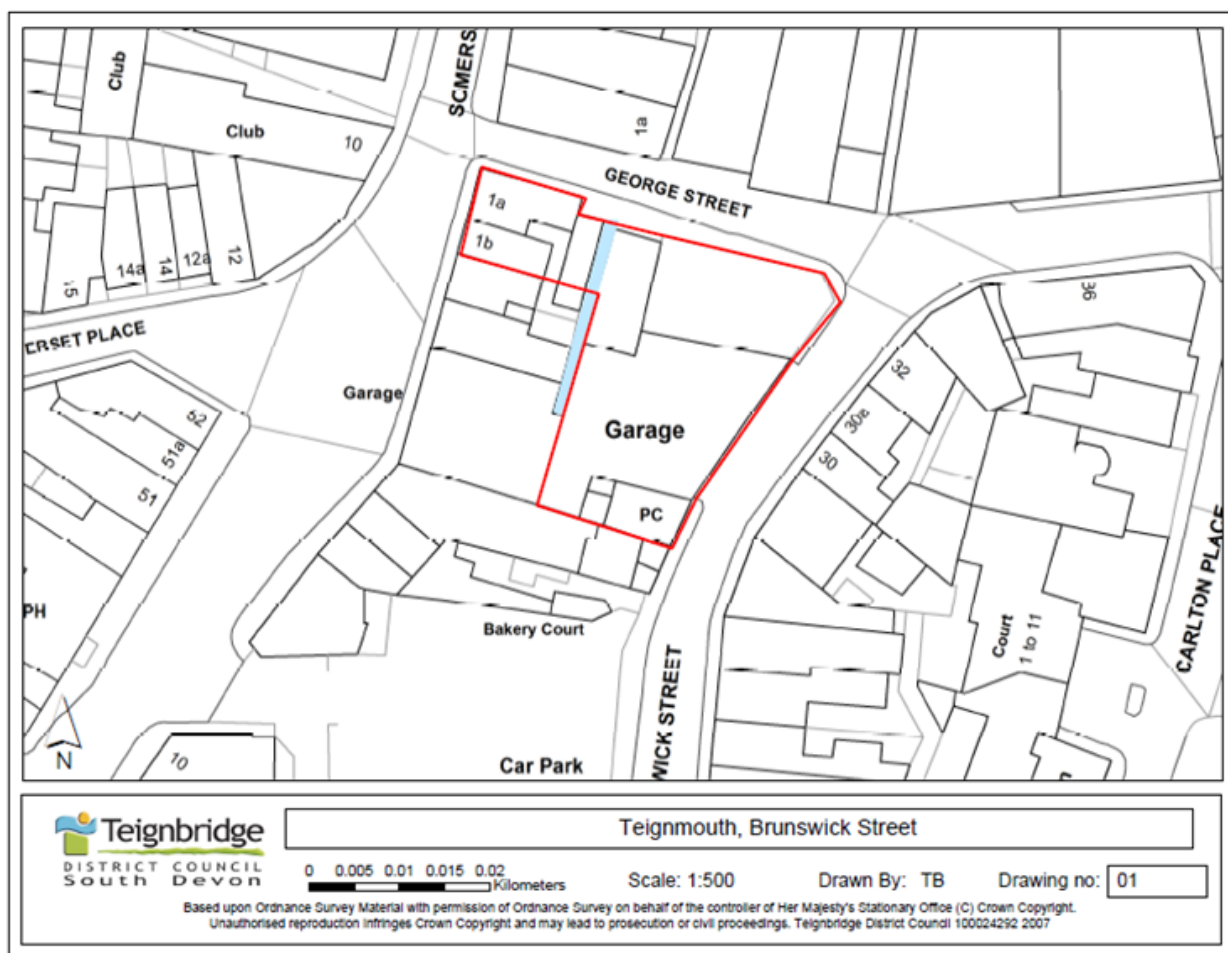
Dawlish Community Hospital

This is a modern, purpose-built hospital with capacity for expansion. It would need a capital investment to accommodate the specialist outpatient clinics and day case procedures. This has been costed at £359,383. 2 existing outpatient rooms would be converted into a day case procedures suite. These rooms have an external wall to support ventilation. A double nursing bay which is not used for beds would be converted into 2 consultation rooms.

Floor plans for Dawlish Community Hospital are available as a supporting document.

The new Health and Wellbeing Centre

Torbay and South Devon NHS Foundation Trust's (TSDFT) Finance Committee has approved the formal concept proposal and the financial model for the Teignmouth Health and Wellbeing Centre on a site on Brunswick Street in Teignmouth.



TSDFT will, on behalf of the local health community and local stakeholders, construct a four-storey Health and Wellbeing Centre on the site.

The plot of land which the Trust is proposing to purchase forms part of the Town Centre Mixed Use Development site on Brunswick Street which is identified as a primary regeneration site for Teignmouth in the Teignbridge Local Plan (2013-2033) and is the subject of a Local Development Order which was approved in April 2016.

The land sits on the North East corner of the site and the new Health and Wellbeing Centre building will front onto the site boundaries of Brunswick Street and George Street. At present the site is made up of No. 3 George Street, the adjacent piece of land known as the former Tindle printing site, the old Central Garage on Brunswick Street and the public toilet block next to it. These buildings will be demolished by the council in preparation for construction of the new Health and Wellbeing Centre.

Plans for the Health and Wellbeing Centre are available as a supporting document.