

Title of Report:	<b>Provision of a combined Community and Health Centre for the settlement of Mayfield</b>
Report to:	<b>Cabinet</b>
Date:	<b>21 October 2020</b>
Portfolio Holder:	<b>Cllr Robert Standley, Leader of the Council</b>

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## **Purpose of Report**

To update Members on progress with this project and seek approval to move the project forward, delegating authority to the Chief Executive in order to achieve this.

## **Recommendations**

Cabinet is recommended:

- a. To welcome the progress to date on developing a joint community and health facility in Mayfield;
- b. To authorise budget for the procurement of consultants and capital expenditure to fund this important infrastructure project as set out in Appendix B, subject to more detailed viability assessments, and appropriate agreement being reached with Mayfield & Five Ashes Parish Council;
- c. To agree the setting up of a member led Project Sponsor Board to oversee the development of the project.
- d. To delegate authority to the Chief Executive to negotiate and enter into the relevant legal agreements and associated documents necessary to deliver the project; and
- e. To delegate authority to the Chief Executive to agree and authorise any further expenditure required to deliver the project, subject to satisfactory financial viability and updating Cabinet from time to time as appropriate.

## **Reasons**

Wealden District Council (WDC) is looking to develop a combined community and medical centre in Mayfield in partnership with Mayfield & Five Ashes Parish Council and the East Sussex Clinical Commissioning Group (CCG). The project will seek to deliver better health and wellbeing infrastructure for the local community at the same time as generating a sustainable financial return on investment for WDC.

## **Introduction**

1. For some time, Mayfield & Five Ashes Parish Council has been looking to update and develop its existing community hall. In 2018, the Parish Council undertook a consultation with its residents, which identified a growing need for a new GP surgery in Mayfield. The existing surgery was then already too small to meet the demands of the community's growing population. This view is also shared by the doctors at the current surgery, who have indicated the facility will need to be

replaced very soon as it does not meet the required NHS standard. Without a new local facility, the doctors are likely to have to relocate the surgery outside the Parish.

2. As a result, the Parish Council sought a stable public sector partner to assist them in developing and funding a joint medical centre and community facility. As WDC had recently successfully completed the brand new, award winning crematorium at Horam, and has received national recognition for the quality of several other developments across the district, Mayfield & Five Ashes approached the Council to explore the possibilities for a joint scheme, with investment from both parties. The proposed project was to develop a community wellbeing centre for the local residents, combining new premises to replace the existing GP surgery, with a new community facility in a single building. In further local consultation results more recently, 76% of respondents supported the preference for a combined facility.
3. In addition to this local public support, the proposed project will provide much needed health and community infrastructure, and is strongly aligned with WDC objectives outlined in the Corporate Plan, Commercial Strategy and Health and Wellbeing Strategy. Some initial exploratory work has therefore been undertaken to determine the feasibility of the scheme on a high-level basis. WDC and Mayfield & Five Ashes will invest in a medical facility (350m<sup>2</sup>) and community hall (700m<sup>2</sup>), with all costs including consultant and construction, to be jointly funded by WDC and Mayfield and Five Ashes Parish Council. It is proposed costs are apportioned on a 50:50 basis, this is to be formally agreed.
4. WDC will lead, providing staff resources for project management, procurement and governance services to ensure the success of the project.
5. Approval is now sought from Cabinet to take this work further, including procuring consultants to develop more detailed plans and costings for the project, and setting up a joint Project Sponsor Board to oversee the development of the scheme.

### **Work undertaken to date**

6. WDC has undertaken some initial high-level assessments which indicate that developing a communal wellbeing centre in Mayfield has the potential to be a viable and deliverable scheme for the Council. High-level desk top analysis demonstrates an investment business case with a potential payback period of 14-15 years, and a sustainable annual income stream thereafter. Commercial viability work will be undertaken as more detailed plans for the project are progressed with the Parish Council.
7. The CCG has already indicated in writing to the Council, that it will support the project and will commit to ongoing rental payments for at least 25 years. This would generate a sustainable long-term income stream for the Council, and underwrite the build costs of the surgery section of the new facility, and then provide an income to support other infrastructure projects in the longer term.
8. To allow both the Parish and Wealden District Councils to progress the proposal, a suitable design must be developed to meet the requirements of the Parish Council, the CCG and the local community. The development of more detailed design options will also provide more detail on the costings and commercial viability of the project to ensure it is deliverable in line with Wealden's financial strategies.

9. To that end, a brief has been prepared to seek expressions of interest from architectural and other professional consultants pending Cabinet approval of the approach set out in this report, and a high level indicative programme is included at Appendix A.
10. Legal considerations regarding titles and site constraints are already under way. These will feed into the overall design strategy, and potential siting of the new facility on or near the existing facility.

### **Delivering Corporate Objectives**

11. This proposed local infrastructure project is an attractive proposition for the Council as it helps to deliver a key objective outlined in our Corporate Plan to “seek opportunities to invest in more modern GP Surgeries and local health hubs in Wealden”
12. By delivering health and wellbeing benefits at the same time as generating a financial return for the council, the proposed project also aligns with Wealden’s Commercial and Health & Wellbeing Strategies. It also encourages a more integrated approach to health which encourages patients to adopt more healthy lifestyles.
13. The benefit of this combined approach is well illustrated locally by the nationally recognised Herstmonceux health coach project. A significant reduction in ‘frequent flyer’ GP appointments was achieved, and therefore quantifiable financial savings, by tackling issues such as isolation and loneliness through social prescribing, for example health walks, joining a local choir, yoga and so on.
14. Co-locating health services in the same building as community activities that can be socially prescribed by GPs or other health practitioners is proven to maximise the health and wellbeing benefits of this innovative approach. This project provides the foundation to build on the success of the Herstmonceux Integrative Health Centre, for Mayfield residents, as well as addressing the issues of scale and standards mentioned earlier.

### **Next Steps**

15. As indicated above, Mayfield & Five Ashes Parish Council recognise that WDC has the experience, expertise and staff resource to lead on project management and the procurement of the consultants and developers required and project governance experience. The Parish has also indicated that the costs of such consultants for the new facility should be jointly split between the two authorities, set out and agreed in heads of terms.
16. Cabinet is asked to approve budget to develop the project, covering WDC’s proportion of professional fees and surveys, and subsequent capital investment for the WDC’s proportion of the build costs as set out in Appendix B. The early work will inform cost analysis, viability assessments and include more detailed design work for the proposed scheme. In due course, this will lead to the submission of a planning application subject to final project viability.
17. Cabinet is also asked to approve the formation of a Project Sponsor Board, comprising elected members and senior officers from both councils, to oversee the overall governance of the project. Similar governance models have been adopted to good effect in Wealden’s other commercial ventures such as Hailsham

Aspires, ensuring members are able to make well informed decisions and scrutinise such projects effectively.

18. Cabinet is further asked to delegate authority to the Chief Executive to negotiate and enter into the relevant legal agreements and associated documents required for delivery of the project, and to delegate authority to the Chief Executive to agree and authorise any further expenditure required to deliver the project, subject to satisfactory financial viability, updating Cabinet from time to time as appropriate.

## **Conclusion**

19. This proposal to work in partnership with two other bodies, Mayfield & Five Ashes Parish Council and the East Sussex CCG, presents an exciting opportunity for WDC actively to address two key corporate strategies concurrently: delivering health and wellbeing benefits and generating a financial return for the Council.

## **Corporate Management Team Advice**

20. Cabinet is recommended:

- a) To welcome the progress to date on developing a joint community and health facility in Mayfield;
- b) To authorise budget as set out in Appendix B for the procurement of consultants to develop detailed designs and costings for the new facility to assess the viability in more detail;
- c) To agree the setting up of a member led Project Sponsor Board to oversee the development of the project.
- d) To delegate authority to the Chief Executive to negotiate and enter into the relevant legal agreements and associated documents necessary to deliver the project; and
- e) To delegate authority to the Chief Executive to agree and authorise any further expenditure required to deliver the project, subject to satisfactory financial viability and updating Cabinet from time to time as appropriate.

## **Implications**

### **Financial:**

There is funding available in earmarked reserves to cover project development costs. Once more detailed information is available regarding the capital requirement a detailed cost appraisal will be undertaken, and this will be built into the Capital Programme

### **Legal:**

Legal due diligence will be undertaken to ascertain relevant liabilities and encumbrances in connection with the site and the wider project. Any associated risks will be given due consideration prior to entering into any legal agreements.

### **Human Resources:**

None arising from this report.

## Other

### Environmental, sustainability, climate change:

Procurement specifications will ensure that the most appropriate materials and techniques are used in the design and construction of the building to contribute to the District's journey towards zero carbon.

### Consultation:

Mayfield & Five Ashes Parish Council has undertaken public consultation within the parish to gauge local opinion about the project as mentioned in the main body of the report. Further consultation on the design options and as part of the planning application process will form part of the programme.

### Risk Management:

The project will be conducted under an appropriate project management framework which will include a risk register. It will also be monitored as part of the Council's corporate risk management processes.

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Appendices	Appendix A - High level indicative programme Appendix B - Financial information - Exempt
Background Papers	None
Published Reference documents	None
Key Decision	YES
Exempt / Not for Publication	Appendix B YES (10.4 (3)) Main body of report & Appendix A NO