

EXECUTIVE DECISION

made by a Cabinet Member

Briefing Paper Part I



1.0 Executive summary

- 1.1 Plymouth is one of six pilot locations selected as a pioneer for the next generation of community health and wellbeing hubs.
- 1.2 The Plymouth Health and Wellbeing Hub (PHWH) includes the delivery of ca. 6,000sqm of floor space, comprising primary care, clinical uses, dental, mental health, diagnostic uses, third sector and voluntary group uses, a public area including a café, community kitchen and pharmacy.
- 1.3 The PHWH will be owned by the Integrated Care Board (ICB) and is intended to offer a vibrant and creative connecting place at the heart of the community. It will act as a key strategic health and care asset which will provide a wider range of in-community services that complement the wider primary care, community, physical and mental health provision across the City.
- 1.4 A planning application for the Plymouth Health and Wellbeing Hub (PHWB) was submitted to the Local Planning Authority and approved in May 2022.
- 1.5 A construction firm have been appointed by the project team through the P22 Procurement Framework using a two stage tender process and currently build costs are being negotiated. A guaranteed maximum price for the construction of the building has been agreed and the total project cost has been estimated. The contractors final appointment will be subject to conclusion of build cost negotiations and contract.
- 1.6 The project team, led by the ICB have produced a Full Business Case which, subject to the capital for the project being identified, will be submitted to the NHSE Joint Investment Committee for approval.
- 1.7 If the business case is approved capital funding will be released by the NHSE which, along with gap funding, will enable the PHWH development to proceed with a construction start on site in early 2023.
- 1.8 Support from the Council in the form of capital input at this stage is critical and will strengthen the projects request for funding from the NHSE.
- 1.9 Subject to formal decision, it has been agreed that the Council will dispose of the land in Colin Campbell Court and input capital funding into the project to ensure delivery.

2.0 Risk mitigation

- 2.1 There are a number of ways in which the Council's risks are being mitigated and a summary of some of the key risks is included in the Business Case (attached as an appendix to the Part II paper).

3.0 Decision required

- 3.1 This report and Business Case seek approval to dispose of land in Colin Campbell Court and for the Council to support the project through capital input. The report also seeks approval to authorise the Service Director for Economic Development to approve business cases, enter into funding agreements (or similar) and award contracts including, but not limited to, land disposal contracts and associated documents, contractor appointments, consultant appointments, warranties etc. relating to the Plymouth Health and Wellbeing Hub where they would otherwise not have authority to do so.

4.0 Recommendation

It is recommended that the Leader of the Council:

- Approves the Business Case.
- Allocates £2,842,101.64 for the project into the Capital Programme funded by Corporate Borrowing, One Public Estate money, a Corporate Borrowing virement from the existing Health Hub project and S106 funding.
- Authorises the disposal of land at Colin Campbell Court as indicatively shown edged red on the plan attached to this report for the amount set out in the Part II report.
- Approves that the funding provided to the ICB to undertake utility diversions (as previously authorised by Executive Decision Reference Number L42 21/22) is funded by Corporate Borrowing and not reimbursable on approval of the Plymouth Health & Wellbeing Hub Full Business Case.
- Authorises the Service Director for Economic Development to approve business cases, enter into funding agreements (or similar) and award contracts including, but not limited to, land disposal contracts and associated documents, contractor appointments, consultant appointments, warranties etc. relating to the Plymouth Health and Wellbeing Hub where they would otherwise not have authority to do so.