

West End Health and Wellbeing Centre – Update

Health and Adult Social Care Overview and Scrutiny Committee, Plymouth City Council

16 November 2022

Overview

This paper provides an update on the current position relating to the West End Health and Wellbeing Centre project, also known as the Plymouth Cavell Centre.

Background

NHS Devon, Plymouth City Council and other local partners have been working together to develop plans for a purpose-built health and wellbeing centre in the West End of the city in the vicinity of Colin Campbell Court.

The centre would include a range of services all under one roof in a convenient location, helping to prevent illness and encourage people to lead longer healthier lives.

The project addresses five core investment objectives:

1. To address health inequalities and wider determinants of health and wellbeing in Plymouth, routinely assessing; disparities within life expectancy, wealth distribution, crime levels, education attainment, social inclusion, built and natural environment and the economy reducing PL1 prevalence of factors; smoking, childhood obesity, and Adverse Childhood Experiences to city-wide average by 2034.
2. To provide users seamless access to information and advice, promoting early intervention, prevention and treatment to increase early diagnosis, reducing burden on acute services and complexity of patient prognosis by achieving national targets for early-stage diagnosis of chronic conditions (cancer, T2 diabetes, hypertension, and COPD) and reducing PL1 rates of emergency attendances and unplanned admissions to city-wide average by 2034.
3. To improve delivery of health and care services (particularly primary care), through the construction of a one-stop-shop facility, designed to address unmet needs of the local population. Once operational, the building would continuously develop efficiencies of cross-service collaboration and new ways of working and improving access.
4. To be a catalyst for economic, social and environmental regeneration in the West End of Plymouth City centre, achieving immediate and long-term

- monetary profits, low carbon footprint and community integration by providing opportunities for investment in construction, investment in long term jobs, additional footfall in the area contributing to retail expenditure.
5. To create a flexible and digitally inclusive environment, providing access to health and wellbeing services for local residents facilitated by monthly board reviews of digital and operational feedback, to ensure a seamless user experience by ensuring that more people are supported to access services digitally / able to access services using their preferred channel by 2026.

Full planning permission was granted in May 2022 for a 6,000m² facility with space for three GP practices, community and mental health services, dentistry, outpatients, diagnostics and pharmacy as well as space for several community and voluntary groups, such as Citizens Advice and the Complex Needs Alliance (substance/alcohol abuse, homelessness). The building would meet both BREEAM Excellent and NHS Net Zero Carbon standards.

A contractor, Kier, was selected using the national NHS P22 framework in February 2022.

The Plymouth West End Health and Wellbeing Centre Board – which includes NHS, local authorities and system partners – has completed a full business case for the project, which has been reviewed by NHS England. The project is now ‘shovel-ready’.

The project team has [always been clear](#) that a confirmed funding source needed to be identified for this project.

Current position

On 25 October 2022, a [Westminster Hall Debate](#) was called by constituency MP Luke Pollard, with then Department of Health and Social Care Minister Robert Jenrick responding on behalf of the Government.

As stated during the Westminster Hall debate, the Plymouth centre is one of six centres across the country that are part of a national initiative known as the Cavell Centre programme, and the Plymouth centre is the furthest advanced.

As part of the programme, NHS Devon, alongside local partners, were encouraged to develop the business case at pace while national colleagues sought to identify the c£40 million needed, potentially from underspends elsewhere in the national budget.

During the debate, Mr Jenrick [said](#) that no national funding was currently available. He also stated that NHS Devon that was empowered to invest in the centre using capital monies it had been allocated.

NHS Devon received £83 million for this financial year to allocate for capital works, IT infrastructure and medical equipment across Devon, Plymouth and Torbay.

This money is fully committed for critical and high priority projects, with works in train, and NHS Devon is therefore currently unable to cover the shortfall in national funding. These essential projects range from creating more capacity in hospital Emergency Departments and work on a hospital ward for patients to recover after operations to improving fire safety measures.

Backlog maintenance requirements are a major issue for the NHS. In October 2022, NHS Digital's 2021/22 Estates Return Information Collection (ERIC) [showed that](#) the total cost to eradicate backlog maintenance across the national NHS estate was £10.2 billion (up by 11% on the previous year).

[Demolition](#) of the existing buildings has commenced and will be completed in January. This is being funded by support from Plymouth City Council.

Next steps

It is now very unlikely that construction work will commence as planned in January 2023.

Further Ground Investigations work will be undertaken during November. This will confirm the requirements for the type of foundations and the depth of piling.

The Plymouth West End Health and Wellbeing Centre Board continues to focus on the project and will be reviewing options for the future as the picture on capital funding emerges following the Chancellor's autumn statement later this month.

It is understood that a request to fund the national Cavell programme will be made centrally as part of the next Spending Review process in 2024/25.

NHS Devon will keep the council updated on any developments.

ENDS