

Report to: Cabinet

Date: 16 September 2019

Title: Seaford Health Hub – scheme progress

Report of: Ian Fitzpatrick, Director of Regeneration and Planning

Cabinet member: Councillor Zoe Nicholson, Leader of the Council

Ward(s): Seaford North, Seaford South, Seaford East, Seaford West and Seaford Central

Purpose of report: This report provides an update on progress in relation to the Seaford Health Hub and identifies key matters under consideration as the proposals evolve.

Decision type: Non-Key

Officer recommendation(s): To note the update on the Seaford Health Hub project and that a further report will be presented to Cabinet which will include a strategic, financial, technical and design review of the scheme once completed.

Reasons for recommendations: To provide an update on the Seaford Health Hub actions to be taken in advance of a full business case being presented at a future Cabinet.

Contact Officer(s): Name: Bev Lucas
Post title: Regeneration Specialist / Project Manager
E-mail: beverley.lucas@lewes-eastbourne.gov.uk
Telephone number: 01273 085233

1 Introduction / Background

- 1.1 In 2017, the Council was approached by the two GP practices in Seaford (the Old School Surgery and Seaford Medical Practice) which were, and are, in urgent need of larger premises and modern facilities. The Council identified an opportunity, on land that it owns at The Downs Leisure Centre site, to develop a new 'health hub' which would support the future delivery of health services for the residents of Seaford.
- 1.2 The project feasibility and a capital allocation were made at previous Cabinets along with delegated authority to officers to progress the procurement of the scheme through the Council's Energy and Sustainability joint venture - Clear Sustainable Futures (CSF) to further test the feasibility and scheme business case.
- 1.3 The scheme is intended to deliver new premises for two GP practices (Old School Surgery and the Seaford Medical Practice) and East Sussex Healthcare NHS Trust (ESHT), new and shared space with the Downs (Wave) Leisure

Centre, a pharmacy and new facilities for the Over 60s' Club which is currently located at the site.

- 1.4 Early design work was carried out to develop high level ideas for the scheme in 2018 and two public exhibitions on draft site layouts, and the potential scale and massing of new buildings, were held in January 2019 at the Downs Leisure Centre. The consultation events provided an opportunity to understand residents' views, and any concerns about the scheme, at the earliest stage. The events were attended by over 1240 people. Concerns expressed by residents about the scheme included whether enough car parking would be provided at the new facility, bus links to the site, the potential negative impact on Seaford Town Centre footfall, concerns around possible traffic congestion, questioning the need for a retail unit at the site and loss of green space. Residents also welcomed opportunities for better, and more 'appropriate', spaces for the GPs and health services and for 'future-proofing' local health services, as well as opportunities for the two practices to work together with the leisure centre to promote better health.
- 1.5 In light of these comments, the Council is now working to develop more detailed proposals for the new health hub taking into account the consultation feedback received to date, at the same time as working through the economic case.
- 1.6 On 15th July 2019, Full Council received a petition titled 'Petition to stop the Development on the Downs Leisure Centre site. Save our Recreation Grounds, keep Doctors in Seaford Town'. The petition will be discussed at the Full Council meeting on 25th September 2019. The Council's Scrutiny Committee has established a working group to look at the proposals for the Downs site / the development of a Seaford Health Hub, and the issues raised by members of the Council, and to acknowledge and consider the petition received by Full Council.
- 1.7 The financial business case is currently being reviewed alongside the emerging designs / updated costs and will be reported to a future Cabinet meeting, at the same time as Cabinet decides whether the scheme should be progressed to the next stage. A site appraisal is also being carried out to investigate whether the site of the existing Seaford Medical Practice (Dane Road) and the adjacent car park, or other sites in Seaford Town Centre, could accommodate the requirements of the new health hub (which will also be included in the future report).

2 Update

- 2.1 The design team is working with the two GP practices, East Sussex Healthcare Trust and the NHS Eastbourne, Hailsham and Seaford Clinical Commissioning Group to ensure that the new facility meets their requirements in delivering future health services for Seaford residents. The team is also working closely with the Wave Leisure Trust, through regular design (user) meetings as the design progresses, as well as liaising with members of the Over 60s' club to ensure that any new facility meets their needs.
- 2.2 The CSF process has involved them engaging with construction company Kier who will support the development of the scheme and, should the Council decide

to progress the scheme, would construct the new health hub (and any other new buildings on the site such as new homes).

- 2.3 Specialist consultants have been appointed to the design / technical team to provide further insight into the opportunities for a new health hub at the site, along with the constraints and technical matters which all need to be taken into consideration.
- 2.4 Once the team has progressed the designs to RIBA Stage 2 (concept design), a full report will be presented at a future Cabinet meeting which sets out the draft proposals for the site and provides any associated updates to the scheme business and investment case. Should Cabinet approve delivery of the new health hub at that stage, the team will work to further develop the scheme designs. Public consultation will then be carried out on the detailed proposals before a planning application is submitted.

3 Outcome expected and performance management

- 3.1 Performance of the Seaford Health Hub project is monitored via the Council's corporate project monitoring programme, with additional oversight carried out by a Scrutiny Working Group reporting directly to the Council's Scrutiny Committee.

4 Consultation

- 4.1 Public exhibitions on draft layouts for the new health hub were held in January 2019. Feedback from the exhibitions has been summarised in a report which is available from the Council's website at lewes-eastbourne.gov.uk/SeafordHealthHub

Public consultation on the proposed scheme will take place in advance of any planning application being submitted.

5 Corporate plan and council policies

- 5.1 The Seaford Health Hub would support the objectives of the Council's Corporate Plan which includes securing infrastructure improvements to support new and existing homes in the District, and working with health partners to help people to maintain their health and wellbeing, and healthy and active lifestyles.

The Council's investment in the scheme will meet the objectives set out in its Corporate Asset Management Plan 2017 to 2020.

6 Financial appraisal

- 6.1 A financial appraisal formed part of the original business case and was reported to Cabinet in September 2018. This appraisal will be updated as part of the scheme business case. A total of £18,700,000 has been allocated for the project in the capital programme which is subject to review, pending the outcomes of the business case that will be presented to a future Cabinet.

7 Legal implications

- 7.1 The prospective tenants of the health hub will need to enter into Agreements for Lease with the Council prior to the submission of a planning application.

PWB 6565 20/8/19

8 Risk management implications

- 8.1 The Council continues to work with health bodies, and the Wave Leisure Trust, to develop the proposals for the new Seaford Health Hub. Officers continue to engage with joint venture partners via the Clear Sustainable Futures framework to minimise the risks to the Council at this stage of the project. A project risk register has been developed.

9 Equality analysis

- 9.1 A relevance assessment has been completed and concluded that a full Equality and Fairness Analysis is required. This analysis is underway alongside the development of the draft proposals. It will be reported to Cabinet at a future meeting, in advance of any planning application, and in consultation with stakeholder groups.

10.0 Sustainability implications

- 10.1 The emerging design proposals for The Downs site will respond to the Council's Sustainability Policy 2019 and sustainability checklist for new projects, as well as demonstrating how they help to meet the Council's commitment to meeting zero carbon by 2030 and meeting the requirements set out in the Lewes District Local Plan: Joint Core Strategy 2010-2030. The Council has declared a Climate Change Emergency and this project must meet high sustainability requirements in order to proceed.