

Report from the Bradford District and Craven Health & Care Partnership to the meeting of the Health and Social Care Overview & Scrutiny Committee to be held on the 27th July 2023

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Subject: Keighley Community Health and Wellbeing Centre Update

Summary statement:

The need for healthcare estate development in Keighley has been recognised for many years. Former NHS bodies have previously proceeded to the public consultation stage, but the development and delivery of a purely health related estate solution did not proceed due to a range of reasons including budget constraints.

Access to Keighley Towns Fund funding will enable us to develop a Community Health and Wellbeing Centre from which a wide range of services is provided and will improve the health and wellbeing of the local population by addressing not only the medical needs, but also the wider determinants of health.

The centre will provide the best in physical and mental health clinical practice from primary, community, and secondary care, alongside a range of complementary services and activities from the local authority and voluntary and community sector organisations.

It will make the most of training & education, workforce, estates, and digital technology opportunities to address local inequalities in a community setting. It is intended to be an exemplar facility for others, to drive and demonstrate long term economic and productivity growth through investment in the health and wellbeing of a town.

Approval for the scheme was confirmed by the Department for Levelling Up, Housing and Communities on the 2nd June and key project activities have been re-started and project governance arrangements are being re-established. The timeline for the project has been revised with scheme completion expected by Summer 2026.

Community engagement is key to the successful delivery of this scheme and a range of community engagement and involvement activities will be undertaken throughout the development of the scheme to ensure that the design of the building works in the best possible way for local communities.

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Portfolio:
Healthy People and Places

1. Towns Fund Business Case.

1.1 The Towns Fund business case for the Keighley Community Health and Wellbeing Centre was based on a high-level concept design for the building (RIBA Stage 2) which included indicative space requirements from stakeholders expected to occupy and/or use the building. This enabled us to confirm that the site could accommodate the size of building required, the estimated capital funding requirement for the scheme and the associated revenue costs.

1.2 The main stakeholders involved in the project are:

- Modality Partnership (Holycroft GP Surgery)
- Airedale NHS Foundation Trust
- Bradford District Care NHS Foundation Trust
- Bradford Metropolitan District Council
- Keighley College
- Keighley Health Living (representing VCS organisations)

1.3 Range of Services.

The services / activities detailed below will be offered from the centre as a minimum. However, work will continue as the project develops to identify additional complementary services.

- GP services including self-care and prevention, social prescribing, care navigation.
- Community Pharmacy.
- Diagnostics services including X-ray, ultrasound, Echocardiogram and Phlebotomy.
- Integrated Children, Young People's & Family Services including speech and language therapy, outpatient paediatrics, dietetics and community midwifery.
- Community / Outpatient Services including Outpatient MSK physiotherapy, Community rehabilitation and Airedale Collaborative Care services.
- Mental Health Services.
- Community Dental.
- Voluntary and Community Sector Organisations.
- Bradford Council Services.
- Higher education – Keighley College.
- Clinical and vocational training.

1.1 Since the submission of the original Towns Fund business case and in response to concerns raised about green space considerations, options for the site layout have been reviewed and more open space and soft landscaping has now been incorporated into the proposed site layout. Additional hard and soft landscaping has been created by recessing the building further into the site, creating a more

generous public open space in-front of the building facing onto Cavendish St and the Keighley Cenotaph. The design and specification of external areas will be developed further in the coming months' and we will also review and respond to feedback from the pre-application consultation.

- 1.2 Over the next few months detailed design work will be carried out during which all of the main components of the building and how they fit together will be developed and described. This will be done in conjunction with the local community and the main stakeholders listed above and will result in the final design of the building, how it will look and the expected cost of the scheme.

This will take into account the recent announcement regarding the development of a new hospital on the Airedale Hospital site and ensure that both schemes are developed in a complementary way in relation to the location of services.

- 1.3 The Centre will extend to between 4,000 and 5,000 sqm, set across four storeys. The building will be constructed of high-quality materials and it will be of a design that represents a modern, landmark building, whilst being sympathetic to the nearby listed buildings and to the character of the Keighley Town Centre Conservation Area.

2. **Expected Benefits.**

- 2.1 The Community Health and Wellbeing Centre is expected to deliver the following range of benefits that meet both the Towns Fund investment objectives and NHS Long Term Plan ambitions:

- a) ***Town Centre regeneration;*** Creating a community asset which the people of Keighley can be proud of, acting as a catalyst for social and economic regeneration in the town. The centre will be a landmark building in a prominent position, close to the Town Centre making a visible statement. Its proximity to the Town Centre will encourage footfall into local shops and amenities.
- b) ***Increase in local workforce;*** Improved health inequalities and health outcomes will result in people living healthier for longer and extending their ability to work.
- c) ***Access to high quality education and increased local skills;*** The centre will provide capacity for Keighley College to deliver additional courses in response to local needs, as well as provide space for the Voluntary and Community Sector to carry out educational activities including, but not limited to digital inclusion.
- d) ***Increased employment / training opportunities;*** The centre will provide 20 apprenticeships at any one time, including 5 health care support workers, 5 nurses, 2 domestic support, 5 admin and clerical, 3 kickstart scheme employees.

- e) **Increased perception of place;** Local residents and businesses will experience an increased sense of residential satisfaction, due to improved access to services and the investment and regeneration of the local area.
- f) **Clean growth;** Alignment to the governments clean growth objectives and contributing to the achievement of Net Zero Carbon targets by:
- Adopting a Net Zero Carbon approach to the design and operation of the centre;
 - Enabling the use of public transport and electric vehicles to reduce the carbon footprint of staff and patients; and
 - New collaborative ways of working between organisations to reduce and/or co-ordinate appointments, thereby reducing patient journeys.
- g) **Increased and closer collaboration between employers by:**
- Facilitating new and collaborative ways of working which will address the sustained and growing rate of health inequalities in the Keighley catchment area; and
 - Addressing the wider determinants of health and wellbeing in a community setting closer to home through a full range of co-ordinated and complementary services, including local authority, further education and voluntary and community services.
- h) **Creation of a fit for purpose future ready premises solution which:**
- Meets the Primary Care needs of Holycroft Surgery and its patients, and complies with all relevant standards;
 - Supports improved local access to services and enhanced inclusive engagement with local communities to improve health and care outcomes for the population of Keighley; and
 - Supports the delivery of a more population-based pro-active approach to health, care and self-management.

2.2 Benefits realisation will be monitored on a regular basis through the Towns Fund Monitoring and Evaluation processes.

3) Delivering the Scheme - Next Steps.

3.1 Key project activities have been re-started:

- Design team and technical consultants have been mobilised to engage with stakeholders on the detailed building design.
- Initial pre-planning application enquiry submitted to Bradford Council at the end of June which will inform submission of the detailed pre-planning application in September. We expect to submit the full planning application in January 2024.

3.2 Key enabling workstreams have been mobilised:

- Community engagement and involvement plan being developed – activities to run alongside all phases of scheme development.
- Business case development - commercial workstream reviewing options for scheme delivery to ensure best value for money is achieved. The business case and procurement process will determine the developer and funder for the scheme.

3.3 A revised project plan has been developed and we are planning for works to commence on site in Autumn 2024 with building completion by Summer 2026.

3.4 Delivery of the scheme will be overseen by the Keighley Project Board which is being re-established and will have representatives from all of the main stakeholders and chaired by the Senior Responsible Officer for the scheme on behalf of the Bradford District and Craven Health & Care Partnership.

Progress on scheme delivery will be reported to the Keighley Towns Fund Board and the Department for Levelling Up, Housing and Communities on a regular basis.

3. **Contribution to corporate priorities**

3.1 The project is a strategic priority for the Bradford District and Craven Health & Care Partnership; with the ambition to help people live 'Happy, Healthy at Home'. The Keighley Community Health and Wellbeing Centre has been developed with input from a wide range of stakeholders, partnership organisations (including but not limited to the Voluntary and Community Sector), and public engagement to inform thinking on services to be offered to address the wider determinants of health and support the regeneration of Keighley town centre.

4. **Recommendations**

Recommended –

4.1 To note the update on the Keighley Community Health and Wellbeing Development.

5. **Background documents**

None.

6. **Not for publication documents**

None.

7. **Appendices**

None.