

The Vale of Glamorgan Council

Cabinet Meeting: 12 December, 2016

Report of the Cabinet Member for Visible, Leisure and Regulatory Services

The Local Health Board Proposal for a New Health and Well-being Facility Adjacent to Penarth Leisure Centre

Purpose of the Report

1. To advise Cabinet of a proposal from Cardiff and Vale University Health Board to construct a Health and Wellbeing facility to include a GP Surgery at the rear of Penarth Leisure Centre and to seek 'in principle' support for the proposal.

Recommendations

1. That Cabinet provide 'in principle' support to the Cardiff and Vale University Health Board proposal to locate a modern Health and Wellbeing facility to include a GP Surgery adjacent to Penarth Leisure Centre.
2. That the Director of Environmental and Housing Services be authorised to commence detailed negotiations with the University Health Board and Legacy Leisure to progress this proposal.
3. That a further report be presented to Cabinet before any final agreement is made between all relevant parties.

Reasons for the Recommendations

1. To work towards increasing the quality of health provision in Penarth and increase footfall into the Leisure Centre.
2. To provide support to the project and to also ensure that the Council benefits from the proposed scheme.
3. To allow the Cabinet to consider the final proposal details in full prior to making a final decision.

Background

2. The Council was approached in July 2016 about the possibility of locating a new Health and Wellbeing facility on the Penarth Leisure Centre Site. An initial site meeting was arranged and the University Health Board stated that they would

investigate further and arrange another meeting if they wished to progress discussions.

Relevant Issues and Options

3. The Council was contacted again during October 2016 by the University Health Board stating that Penarth Leisure Centre was their preferred location for a new Health facility in Penarth and they were keen to begin a public consultation exercise on the proposal. The proposal would include accommodation to enable the replacement of the Station Road and Redlands GP practices, and would also feature additional primary care facilities. The chosen site would be the current tennis courts at the rear of the Leisure Centre with patients mainly using the Leisure Centre entrance to access the surgery. This would increase footfall in the Leisure Centre, particularly during the day and would assist Legacy Leisure to attract new customers.
4. In return for being allowed to build on this piece of land the University Health Board would look to suitably compensate the Council for the loss of the outdoor courts. The expectation is that the University Health Board would seek a 125 year lease from the Council for the land.
5. Before commencing any detailed consultation and design, the University Health Board has requested that the Council provide an 'in principle' indication of support for the proposed project. The project could have many advantages for the Council and would provide a 'hub' for community health care which would be a neat fit with the objectives of the Leisure Centre in providing healthy living opportunities. The University Health Board accept that by giving 'in principle' support to the scheme the Council are not approving the scheme and that a final decision to proceed can only be agreed once all of the outcomes can be considered. There would also be planning considerations and again it is accepted by the University Health Board that 'in principle' support for the project would not influence the planning process.
6. There is an expectation that the consultation with relevant customers and organisations by the University Health Board will commence shortly.
7. Some improvements to the existing Car Parking arrangements would also need to be discussed, although the use would seemingly be complimentary, with the surgery busier during the day and the Leisure Centre experiencing more visitors in evening / weekend periods.
8. Cabinet should note that the tennis courts are currently part of the Leisure management contract and negotiations would also be required with Legacy Leisure in relation to a variation of contract to return these to the Council. In addition discussions will also be required with Legacy Leisure regarding access through the Leisure Centre and compensation for the loss of the tennis courts. Initial discussions with Legacy Leisure have indicated a strong support for the project as the potential increase in footfall would be advantageous from a business perspective.

Resource Implications (Financial and Employment)

9. The full resource implications of the proposals will only be known once a consultation has been undertaken and a design submitted by the University Health Board. It is however accepted by the University Health Board that the Council is not looking to provide any additional funding for the project and is looking for compensation for both the loss of the Tennis courts and the potential loss of income claim from Legacy Leisure.

Sustainability and Climate Change Implications

10. It is understood that the new healthcare facility will be designed to exceed current sustainability standards and to be as energy efficient as possible.

Legal Implications (to Include Human Rights Implications)

11. Legal implications will become known once a project plan has been developed and will be reported in full to Cabinet in a future report.

Crime and Disorder Implications

12. The provision of a Health and Wellbeing facility at the site will increase the footfall at the facility. Generally this tends to have a positive effect on Crime and Disorder issues as more people act a deterrent.

Equal Opportunities Implications (to include Welsh Language issues)

13. There are no known equal opportunity implications relating to this report at present. Any proposal would need to be the subject of an equal opportunities assessment.

Corporate/Service Objectives

14. The proposed upgrading of facilities is in accordance with the Council's corporate and service objectives for providing quality leisure opportunities. This proposal would also comply with the Future Generation and Well-being Act, the Social Services and Well-being Act and the Corporate Plan.

Policy Framework and Budget

15. This is a matter for Executive decision.

Consultation (including Ward Member Consultation)

16. As detailed in the report a public consultation exercise will be undertaken by the University Health Board.
17. Penarth and Llandough Councillors have been contacted about the contents of this report they will continue to be engaged should the negotiations progress to a stage where a final proposal is received.

Relevant Scrutiny Committee

18. Healthy Living and Social Care

Background Papers

None.

Contact Officer

David Knevett, Operational Manager, Leisure and Tourism.

Officers Consulted

Financial Accountant - Visible Services

Operational Manager - Accountancy

Operational Manager - Property - Lorna
Committee Reports

Responsible Officer:

Miles Punter - Director of Environment and Housing Services