

Developing a new mental health hospital for York and Selby – an update

Summary

1. This report provides an update on progress made and key milestones with regards to developing the new mental health hospital for York and Selby.

Background

2. The development of the new mental health hospital has previously been reported in a number of local forums, including at the Health, Housing and Adult Social Care Policy and Scrutiny Committee, most recently on 19th February 2018.

The new purpose-designed 72 bed hospital will provide two adult, single sex wards and two older people's wards - one for people with dementia and one for people with mental health conditions such as psychosis, severe depression or anxiety. The hospital is due to be open in early 2020.

Significant work has been undertaken to support the development programme and the key milestones are illustrated below:

August 2016 to present day

Engagement events with service users and carers to develop design brief and determine preferred designs across clinical and public areas. 36 separate design workshops have been held to date - **COMPLETE**

September 2016 to January 2017

Public Consultation re choice of sites and configuration of inpatient beds – **COMPLETE**

August 2017	Communication release re appointed construction partners – Wates - COMPLETE
18 th December 2017	Formal (written) planning approval received from CYC – COMPLETE
19 th December 2017	Trust Board approval for enabling works – COMPLETE
February 2018 to August 2018	Enabling work commences on Haxby Road site- COMPLETE
March 2018	Land purchase – COMPLETE
February to April 2018	TEWV internal review and sign off process for Full Business Case (FBC) - COMPLETE
May 2018	Full business case approved by TEWV Board of Directors – COMPLETE
August 2018	Final tender position will be received from Wates Construction, detailing final costs.
September 2018	Ground work commences on Haxby Road site.
January to March 2020	Commissioning work to prepare the new hospital will be completed
April 2020	Hospital becomes operational with a planned phased transfer of inpatient services.

Consultation

- At the Health, Housing and Adult Social Care Policy and Scrutiny Committee on 19th February 2018 it was noted that the timing of the Full Business Case (FBC) was delayed from an original intention of January 2018 to March 2018. Between March and May there has been further detailed review of the proposed design and associated tender pricing to ensure value for money and to assure highest quality operational delivery. The Full Business Case was approved by TEWV Board of Directors on 22nd May 2018.

TEWV is investing approximately £37m (including VAT, fees and land purchase) from internal cash resources to develop the new hospital. At the public consultation in 2016 we quoted an estimated figure of £29m (inc. VAT and fees, but excluding the land purchase). Since that time the scope has increased to provide 18 beds per ward to support future clinical flexibility and to accommodate the increase in associated support services.

The level of assurance work undertaken with City of York Council planning team, appointed construction partners, TEWV technical advisors and clinical teams has meant that there is an impact to the programme timetable. Previously it had been expected that the new hospital would become operational from December 2019 however the necessary quality assurance work, subsequent elements of redesign and associated drawing and technical specification revisions have meant that the programme could no longer be delivered to the original planned timescale. Essentially we are providing a bigger building which will take longer to construct.

The new hospital will now be completed in early 2020 with commissioning work completed between January and March, followed by operational opening in April with a planned phased transfer of inpatient services.

A rigorous financial review has also been undertaken to assure value for money against the required clinical quality. The final tender positions will be received from Wates Construction in August 2018, determining the final costs but based on the extensive assurance exercises described above.

There will be no impact to current service delivery in light of this delay. TEWV will continue to provide inpatient beds as follows:

- 12 female adult beds at Ebor Ward (part of Peppermill Court)
- 12 male adult beds at Minster Ward (part of Peppermill Court)
- 18 mixed sex functional older persons beds at Cherry Tree House
- 14 female dementia beds at Meadowfields.
- 14 male dementia beds at Acomb Garth.

Additionally work to continue developing community mental health services remains a clinical priority, to transform services from an historic

reliance on inpatient beds to safe clinically appropriate admission avoidance.

Options

4. N/A

Analysis

5. N/A

Council Plan

6. N/A

7. **Implications**

Financial

TEWV has purchased the site and is funding the construction.

Human Resources

A workforce plan is being developed with senior clinical colleagues to ensure safe staffing of inpatient areas and to maximise skills alignment to provide a breadth of intervention which is clinically appropriate and to support best health outcomes.

Equalities

An equality impact assessment has been completed.

Legal

TEWV are compliant with all legal requirements regarding this development.

Crime and Disorder

The planning approval for this development includes advice from North Yorkshire Police.

Information Technology (IT)

N/A

Property

N/A

Other

N/A

Risk Management

8. Risk registers are maintained for the overall programme (high level) and in relation to the construction-specific elements.

Conclusions

9. The development of a new mental health hospital is a hugely exciting opportunity for York and Selby. It will offer modern healthcare facilities which provide a safe and comfortable environment in which to receive care, and for carers to visit.

The opportunity afforded by this development allows new interventions to be supported by enabling the environment to meet best clinical practice, whilst enhancing safety, privacy and dignity. The high quality of accommodation and abundance of space available maximises service user choice both indoors and outdoors and in supporting healing processes.

Whilst we are disappointed that timescales have changed and the revised operational date is now April 2020, the work undertaken has been necessary to fully assure value for money, required clinical quality, non-material planning revisions and financial rigour.

Recommendations

10. The committee is asked to receive and note this briefing.

Reason: To inform Members on the progress made with regards to developing the new mental health hospital.

Background Papers:

No background papers are attached to this report.

Annexes

No annexes are attached to this report.

Contact Details

Author:

Martin Dale
Strategic Project Manager
Tees Esk & Wear Valleys
NHS Foundation Trust
Huntington House
Jockey Lane
York YO32 9XW

Chief Officer Responsible for the report:

Ruth Hill
Director of Operations
Tees Esk & Wear Valleys NHS Foundation
Trust
Huntington House
Jockey Lane
York YO32 9XW