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**Health, Housing and Adult Social Care Policy      19<sup>th</sup> February 2018**  
**and Scrutiny Committee**

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

**Summary**

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

**Background**

2. The development of the new mental health hospital has previously been reported.

The public consultation regarding the choice of sites and proposed configuration of inpatient beds was well publicised, well-attended and received praise with regards to the efforts made to ensure wide and meaningful engagement.

Feedback from the consultation highlighted the following:

- Beds - People expressed a concern that 15 beds per ward may be insufficient, and that greater flexibility would be required to avoid admissions outside of the locality.
- Community services - People expressed a view that community services need to be developed to support alternatives to admission (where possible) and to ensure that discharge from hospital is managed safely.
- Site preference – 49.32% (181 of 367) preferred Bootham Park, 31.88% (117 of 367) preferred Haxby Road and 18.8% (69 of 367) preferred Clifton Park.

This feedback was considered by TEWW and Vale of York CCG and incorporated into the decision making.

Having completed the full options appraisal (including the output of the consultation) Haxby Road was chosen as the preferred site.

In the intervening period significant work has been undertaken to progress the scheme, seek planning approval, and determine the preferred design.

### Consultation

3. A timeline of key milestones is attached below to illustrate the progress made and current / forthcoming actions with regards the development.

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 - <b>COMPLETE</b>
September 2016 to January 2017	Public Consultation re choice of sites and configuration of inpatient beds – <b>COMPLETE</b>
2 <sup>nd</sup> February 2016	Consultation feedback report received, approved and signed off at Vale of York CCG Governing Body meeting. - <b>COMPLETE</b>
September 2016 to March 2017	Discussions with CYC, Historic England and NHS Property Services re potential use of Bootham Park Hospital for new hospital development - <b>COMPLETE</b>
September 2016 to December 2017	Discussions with City of York Council re planning approval requirements to develop a new hospital – <b>COMPLETE</b>
September 2017	Facilitated public “exchange events” to provide updates re development of services and progress re the new hospital – <b>COMPLETE</b>
March 2017	Formal options appraisal completed - <b>COMPLETE</b>

June 2017	Communications released re outcome of formal options appraisal (post purdah) – <b>COMPLETE</b>
August 2017	Communication release re appointed construction partners – Wates <a href="https://www.wates.co.uk/">https://www.wates.co.uk/</a> - <b>COMPLETE</b>
August & September 2017	Discussion with Ward Councillors to provide detail re new hospital proposals and seek feedback from the locality perspective – <b>COMPLETE</b>
14 <sup>th</sup> September 2017	Public drop in session– to seek pre-planning feedback from local residents prior to planning application submission – <b>COMPLETE</b>
6 <sup>th</sup> October 2017	Planning application received by City of York (CYC) Council
13 <sup>th</sup> December 2017	Planning approval agreed at CYC planning committee meeting
18 <sup>th</sup> December 2017	Formal (written) planning approval received from CYC – <b>COMPLETE</b>
19 <sup>th</sup> December 2017	*Trust Board approved enabling works – <b>COMPLETE</b>
February 2018	Land purchase completed
February 2018	Enabling work commences on Haxby Road site, following land purchase
February to March 2018	TEWV internal review and sign off process for Full Business Case (FBC)
April 2018	Groundwork commences on Haxby Road site.
October 2019	Completion of scheme and handover to TEWV

<p>October to December 2019</p>	<p>Planned TEWV commissioning of Haxby Road site to install all furniture and equipment, and ensure safety testing complete in readiness for operational use</p> <p>Planned staff orientation and training programme to ensure all hospital-based staff are familiar with layout, protocols and procedures and have received required training, prior to operational start in December 2019</p>
<p>December 2019</p>	<p>Hospital becomes operational with a phased transfer of services to ensure safety and continuity of care</p>

\*In order to ensure no impact to the planned programme, essential enabling works were identified in November 2017 and these were approved at Trust Board on 19<sup>th</sup> December 2017. This enabling work ensures that the programme remains on track for delivery in October 2019, with a phased operational start from December 2019.

The new hospital will be funded by TEWV. We quoted an estimated figure of £29m for the build (excluding purchase of land) during the public consultation based on four wards of 15 beds, the scope (including associated support services) has since increased to provide 18 beds per ward. As a result the estimated figure has proportionately increased but will continue to be covered by the organisation, subject to FBC approval.

Service user and carer input into the design process has been essential in achieving a build plan that meets required compliance standards whilst maximising service user, carer and staff experience and supporting positive health outcomes. The commitment and enthusiasm of our service users and carers and staff has influenced the design to achieve the best possible environment in which to receive care or for a carer to visit. We will continue to support this level of engagement throughout the programme.

Over recent months we have been enhancing our links with local partners, including York St John University and University of York. Our initial discussions have highlighted the potential benefits for our service

users and carers, and our clinical staff, and we will be communicating details of these as they develop.

We are mindful of the feedback we have received regarding the importance of managing beds effectively and developing community services so that service users receive the support they require.

Work is ongoing to support service transformation through identification of best clinical practice and improved understanding of service user and carer experience with regard to enhanced links with the communities we serve. This will build on the work we have been doing which includes Purposeful Inpatient Admission (PIPA), crisis and home based treatment, care home and dementia team, and Purposeful and Productive Community Services.

Feedback from the public consultation included a request that we keep service users, carers, and the general public up to date regarding developments. This has been managed through the facilitated exchange events (further events will be arranged later this year, and next year) in addition to the quarterly stakeholder newsletter we produce and the regular press releases from our communications team.

## **Options**

4. N/A

## **Analysis**

5. N/A

## **Council Plan**

6. N/A

## **Implications**

7. **Financial**

The programme is on track to quality, time and cost. TEWV is funding the site purchase and construction.

## **Human Resources**

A workforce plan is being developed to ensure safe staffing of inpatient areas and to maximise skills alignment to provide a breadth of

intervention which is clinically appropriate and will support best health outcomes.

### **Equalities**

An equality impact assessment has been completed as an integral element of the FBC documentation.

### **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 regarding the safe storage of belongings within the hospital and the potential organisation of the internal and external environments to discourage crime across the site.

### **Information Technology (IT)**

Developments for the new hospital are already being considered with clinical teams to ensure that the build is designed around these needs to ensure best possible IT solutions from the operational date.

### **Property**

N/A

### **Other**

It is a condition of the planning approval that we improve the 2 bus shelters closest to the new hospital site. This will include refurbishment of the bus stops and the incorporation of computerised information boards.

### **Risk Management**

8. Risk registers are maintained for the overall programme (high level) and in relation to the construction-specific elements. Risks associated with the development of the new hospital are reviewed regularly via TEWV project management arrangements.

## 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 privacy and dignity. The quality of accommodation and space available maximises service user choice both indoors and outdoors and supports healing processes.

## Recommendations

10. Members are asked to receive and note this briefing.  
Reason: To inform Members of the progress of the new hospital plans
11. An opportunity to view a 3D animation of the new hospital will be made available at the meeting and 15 minutes (max) has been set aside for this purpose.

## Contact Details *(For further info please contact the author of the report)*

### 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

Report Approved  Date 7/02/2018

## Background Papers:

No background papers are attached to this report.

## Annexes

No annexes are attached to this report.