

NORTH YORKSHIRE COUNTY COUNCIL
SCRUTINY OF HEALTH COMMITTEE

13th September 2019

***Tees, Esk and Wear Valleys NHS Foundation Trust –
Developing a community mental health hub for Selby***

Report of

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Purpose of this report

1. This paper provides an update regarding the proposed community mental health hub for Selby, and provides detail of recent developments and progress made.

Background

2. A previous report was presented to the North Yorkshire County Council (NYCC) Scrutiny of Health Committee in September 2018.
3. Community mental health services in Selby are currently based in poor accommodation and with insufficient space to meet all clinical requirements.
 - Children and Young Person's services are located in *The Cabins* on Flaxley Road and will need to transfer into new premises within the next 2 years. TEWV does own this site.
 - Learning Disability services have some access to hot desks at *Selby Memorial Hospital* but these are limited and there is pressure on consulting room space locally. TEWV has no ownership on this site.
 - Adult and Older Persons community teams are based at *Worsley Court* on Doncaster Road where TEWV have looked to improve the environment for service users, carers and staff but there is limited scope for improvement as the building does not belong to TEWV (it is owned by NHS Property Services) and the improvements made have maximised the available opportunities.
4. A number of options have been considered to develop a community hub model in Selby (similar to Huntington House in York) whereby all TEWV Selby based mental health teams can be accommodated on one site, thus improving communication, supporting safe transfers of care between teams and maximising the efficiency of resource management.

5. A number of options have previously been explored including refurbishment of the existing Worsley Court site whilst retaining the lease, purchase of the Worsley site and seeking alternative lease opportunities within available local business accommodation. None of these options have been possible due to economic or availability factors.
6. A further option has been considered to purchase land and build premises to meet service requirements in the local Selby area. This has several advantages (despite an increased initial outlay) including lowered revenue consequences for the local service and greater control over the quality of facilities provided (including maintenance schedules).
7. Exploration of available sites has been extremely challenging, not least due to the lack of availability in the Selby area. Whilst a number of business park sites outside Selby have been considered these have all presented access challenges for local people and hence been ruled out.
8. In 2018 TEWV looked to purchase a site that was suitably located for easy local access but unfortunately this site was purchased by an external developer and hence unavailable to us.
9. Discussions within the One Public Estate forums were initially useful in helping to identify potential sites, understand local variances and to connect with key people. Two sites currently belonging Selby District Council were identified through these forums. These have been considered but it has not been possible to obtain full details of these from the council so we have been unable to progress these options further.
10. A new site is currently under review. We are unable to disclose details at this stage due to commercial confidence, but we believe it meets the initial criteria of accessibility and size / layout for the previously agreed design. Discussion is underway regarding costs and development opportunities to support a formal options appraisal review.
11. A dedicated project design team met with service users, carers and clinical staff to identify specific requirements across a series of facilitated design workshops. From these discussions architectural plans have been developed. The following images represent the intended design for the new hub.
12. Once a site is identified it is anticipated that a building programme would realistically take up to 24 months from site purchase to full operational handover and vacation of the Worsley Court site. We will be looking to shorten the construction time wherever realistically possible to allow the earliest transfer into new premises
13. To improve services in the interim period we have invested in refurbishment of facilities at Worsley Court to ensure more service users can be seen and hence reduce impact on waiting times and generally improve accessibility. These elements have been funded from our internal capital programme.

Implications

- **Financial** – The development of Selby Hub will be met from TEWV capital reserves.
- **Human Resources** – N/A
- **Equalities** – A refreshed equality impact assessment will be completed prior the Full Business Case being approved
- **Legal** – N/A
- **Crime and Disorder** - N/A
- **Information Technology (IT)** – The new hub will embrace the most up to date technology to support remote working and expected connectivity.
- **Property** – N/A

Conclusions

The development of a new mental health hub for Selby, bringing together all 4 mental health specialties (Adults, Older Persons, Children and Young People and Learning disabilities), remains a priority for TEWV to better serve the needs of the local population.

We are hopeful that a site will soon be confirmed which will support the previously developed design and provide a much improved environment for service users, carers and clinical staff.

Recommendations

The committee is asked to review and note this paper.

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