

NORTH YORKSHIRE COUNTY COUNCIL
SCRUTINY OF HEALTH COMMITTEE

18 December 2020

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

Report of

Martin Dale, Strategic Project Manager, Tees, Esk and Wear Valleys NHS Foundation Trust

Purpose of this report

1. This paper provides an update regarding the previously proposed community mental health hub for Selby.

Background

2. Previous reports have been presented to the North Yorkshire County Council (NYCC) Scrutiny of Health Committee in September 2018 and in September 2019
3. Community mental health services in Selby are currently based on a number of sites, some 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 12 months. TEWV does not own this site and we believe that we will be served notice to relocate in the coming months. Additionally the Care Quality Commission has advised that services be transferred to improved accommodation at the earliest opportunity.
 - Learning Disability services have some limited access to shared desks at *Selby Memorial Hospital* and there is additional pressure on consulting room space locally. TEWV has no ownership on this site.
 - Adult and Older Persons community mental health teams remain based at *Worsley Court* on Doncaster Road where TEWV have made some improvements to the environment for service users, carers and staff. The building is not owned by TEWV (it is owned by NHS Property Services) but could be improved further with further investment.
4. Since 2017 a project team in TEWV has been actively looking to develop a new community hub model in Selby (similar to Huntington House in York) whereby all TEWV Selby based community 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 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 so far been possible due to economic or availability factors.
6. A further option has been considered to purchase an alternative site and construct new premises to meet service requirements in the 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 general 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 quickly purchased by an external developer and hence unavailable to us. Later approaches to that developer by TEWV proved fruitless.
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 belonging Selby District Council were identified through these forums. These would 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. An alternative commercial site was identified in 2019 and plans were appraised to determine its suitability and achievability. Whilst the site was certainly suitable it quickly left the market and hence was no longer available to us.
11. The building previously used by North Yorkshire Police in Selby was also fully appraised but whilst the space available was in excess of our requirements, it was noted that the level of work required to create the right environment and the resulting potential costs ruled this building out as it would not be financially viable as it would create a revenue challenge that could impact front line service funding.
12. Work has been continuing to identify available properties and sites but as yet this has not yielded any result. If a site were identified it is anticipated that a building programme would realistically take up to 24 months from site purchase to full operational handover and transfer of clinical services.
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.
14. In relation to the recognised urgent need for our Children's and Young Person's service to vacate the Cabins (both from a lease and accommodation condition

perspective) we have appraised the potential to relocate that service into Worsley Court until we can identify new premises for the proposed hub.

15. We have established a small project and design team to oversee the transfer of services from The Cabins to Worsley Court and we had anticipated the required building work and modifications to be completed by the end of 2020. However, the space identified has been used by Selby GPs to see Covid +ve patients safely, since spring this year and hence our plans for transfer have been understandably delayed.
16. In order to transfer services from The Cabins we now aim to have two thirds of work completed at Worsley Court by the end of March 2021 (Covid restrictions allowing) and this will necessitate accommodating the Selby GPs in a separate part of that building. This is currently being worked up and we are keen to avoid any impact for the GP service, whilst also looking to deliver better accommodation for our Children's and Young Person's services.
17. Alongside the plan to transfer our Children's and Young Person's services into Worsley Court we are also currently working to support access for our Learning Disabilities Team to accommodate their outpatient clinic. This will relieve the pressure at the neighbouring War Memorial Hospital and will support co-location and hence improve communication between teams.
18. TEWV's programme *Right Care Right Place* which aims to maximise partnership working across agencies, and to support local links to promote smooth pathways for service users and carers, also presents a new opportunity in which we can consider a partnership approach to future accommodation needs. A new local and shared approach may yield exciting and innovative opportunities for all in achieving suitable accommodation and this approach is being actively explored by our Right Care Right Place Lead.

Implications

- **Financial** – The development of Selby Hub and any alterations to Worsley Court 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 and existing premises embrace the most up to date technology to support remote working and expected connectivity. These include Microsoft teams and BT Attend Anywhere.
- **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), continues to be pursued, although it has been extremely challenging to identify a suitable site.

In the interim we are investing in the premises at Worsley Court to ensure that service users have good access, are seen in suitable and safe premises, and that services can continue to function effectively.

Additionally the opportunity to embrace partnerships and improve the service user and carer pathways locally is being considered.

Recommendations

The committee is asked to review and note this paper.

Author

Martin Dale, Strategic Project Manager

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