

**BRIGHTON GENERAL**  
COMMUNITY HEALTH HUB



**Sussex Community**  
NHS Foundation Trust

# Brighton General Community Health Hub Outline Business Case

**Health and Wellbeing Board 13 November  
2018**



*Excellent care at the heart of the community*

# Purpose of the Presentation

- Update HWB on Brighton General Community Health Hub Project progress
- Present preferred option for services and estates
- Advise on programme and next steps
- Discuss future engagement requirements



# Contents

- Case for Change & Vision for Health Hub
- Stakeholder Engagement
- Preferred option for Health Hub
- Next steps and recommendations



# Case for Change and Vision for Health Hub

# Brighton General – The Case for Change

- **Current site is not efficient**
  - ... 20+ buildings on 4.6 hectare site
  - ... on steep hill in a residential area
  - ... 20,027m<sup>2</sup> existing space
  - ... 20% void, and 30% poorly utilised
  - ... high level of backlog repairs
- **Patient experience could be better**
  - ... services are fragmented
  - ... finding way around site is challenging
  - ... disabled access is very poor
- **BGH site is no longer fit for purpose**
  - ... too many barriers to modern healthcare and service integration



# Brighton General – The Community Need

- **New models of care require a network of modern integrated facilities**

... primary care (GP practice) , mental health, community health, therapies and social care together

... wrap care around patients in line with local Communities of Practice

- **Money must not be redirected from patient care services to fund this redevelopment project**

... the cost of building any new healthcare facilities on BGH site must be funded by sale of any surplus land



## Community Health Hub – The Vision

- **Co-locate a range of community health, mental health, primary care and social care services for East Brighton together in a single building on BGH site**
  - ... all services work more closely together for the benefit of patients
  - ... boundaries are deliberately blurred – it should not matter which discipline, team or organisation is providing care to each patient
  - ... enable us to treat patients with more complex needs in the community
  - ... improve efficiency and eliminate duplication at a time of limited resources
  - ... flexible multi-functional space that can adapt easily to meet future needs



# Community Health Hub – Service Provision

After considering all existing services and functions on the current BGH site, the following services will be located in the new Community Health Hub:

- Reception
- Falls Prevention
- Therapies and Podiatry
- Health and Wellbeing Hub
- Mental Health Services
  - Brighton Integrated Care Services
  - Recovery/Assessment & Treatment
  - Wellbeing Service
  - Homeless Team
- Children’s services (inc CDC & CSARC)
- Cafe
- Nursery
- Early Parenting
- Sussex Rehabilitation Centre (limb prosthesis & rehabilitation service)
- Offices for community nurses & therapists
- Primary Care (GP) – *new service*
- Pharmacy Dispensing - *new service*
- SECAmb Community Response Post



*The Health Hub will also be designed so that other new services could be added at a future date if required.*

# Relocation of Other Services



## Sussex Community NHS Foundation Trust

The following SCFT teams could be relocated to other sites in the Brighton area:

- Trust Facilities Management and Maintenance Teams
- West Brighton Community Responsive Services Team\*
- Central Brighton Community Responsive Services Team

## Brighton & Sussex University Hospitals NHS Trust

- All current BSUH services on BGH site will be relocated to another BSUH site, in line with the Trust's strategy to consolidate its estate through the 3Ts project at the Royal Sussex County Hospital. BSUH to advise on how plans fit with services and estates.

\* Responsive Services is a multidisciplinary nursing and therapies team. It provides complex care for patients in their own homes with a view to supporting timely discharge from hospital or avoid hospital admission altogether. Our Responsive Services teams are being reorganised to support the 6 clusters/communities of practice in the city.

# Stakeholder Engagement

# Stakeholder engagement

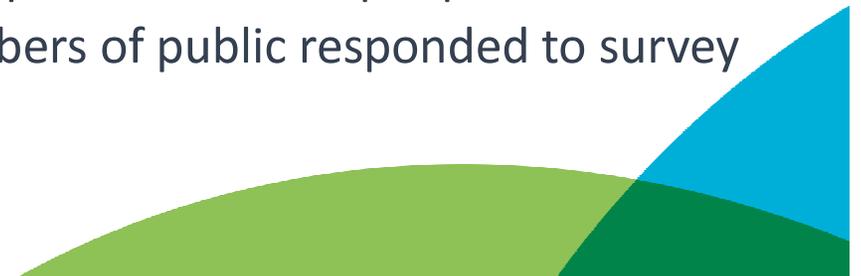
**Scheme not developed in an “ivory tower” but through multiple conversations over a period of years, involving hundreds of people including:**

- Brighton & Hove CCG (*our main commissioner*)
- Brighton & Hove City Council (*as a commissioner and provider of services, as a planning authority and in the context of housing*)
- Our partner NHS Trusts
- GP practices
- Voluntary sector
- Staff
- Patients and public



# Staff, patient & public engagement

- **The Trust established clinical work groups with 3 rounds of meetings with BSUH, SPFT & SCFT**  
... BSUH has recently decided to relocate their services from BGH site
- **The Trust established a Patient Reference group which has been active since January 2018**  
... it has been instrumental in promoting access to patient and community groups, including neighbourhood forums and voluntary organisations
- **Phase 2 of public engagement was launched in May 2018 and continued to July 2018 with a survey (online and paper based) and a series of meetings**  
... public 'drop in' event held in June with 60 people attending  
... roadshow was completed with 22 groups and over 150 people seen in total  
... over 200 staff & 500 patients and members of public responded to survey



# Key messages from engagement

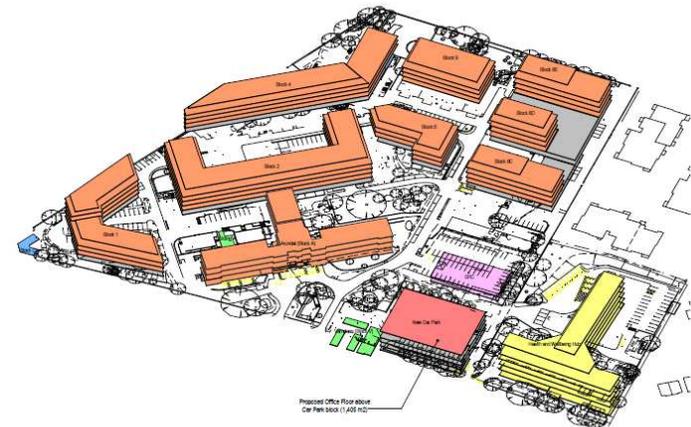
- Over 80% of staff and 80% of patient/public responders support the principle of site redevelopment
- Over 80% of staff and over 85% of patients/public support the inclusion of GP services within the scheme
- Approximately 50% of both groups preferred option 5 as the basis for development
- Accessibility is a key issue and there needs to be improved disabled access on site
- Stakeholders are keen that SCFT works with the council and transport providers to explore opportunities for improved public transport provision
- The potential to develop housing is generally supported, in particular the supply of affordable/key worker housing
- Neighbourhood groups keen to engage in future planning consultation



# Proposed Solution For New Community Health Hub

## Proposed solution (preferred option)

- The need to create a health hub is the main driver for the business case
- We do not have a need for the whole site ... empty or underused assets represent a drain on public finances.
- The disposal of surplus land for housing will fund substantial investment in the new community health hub.

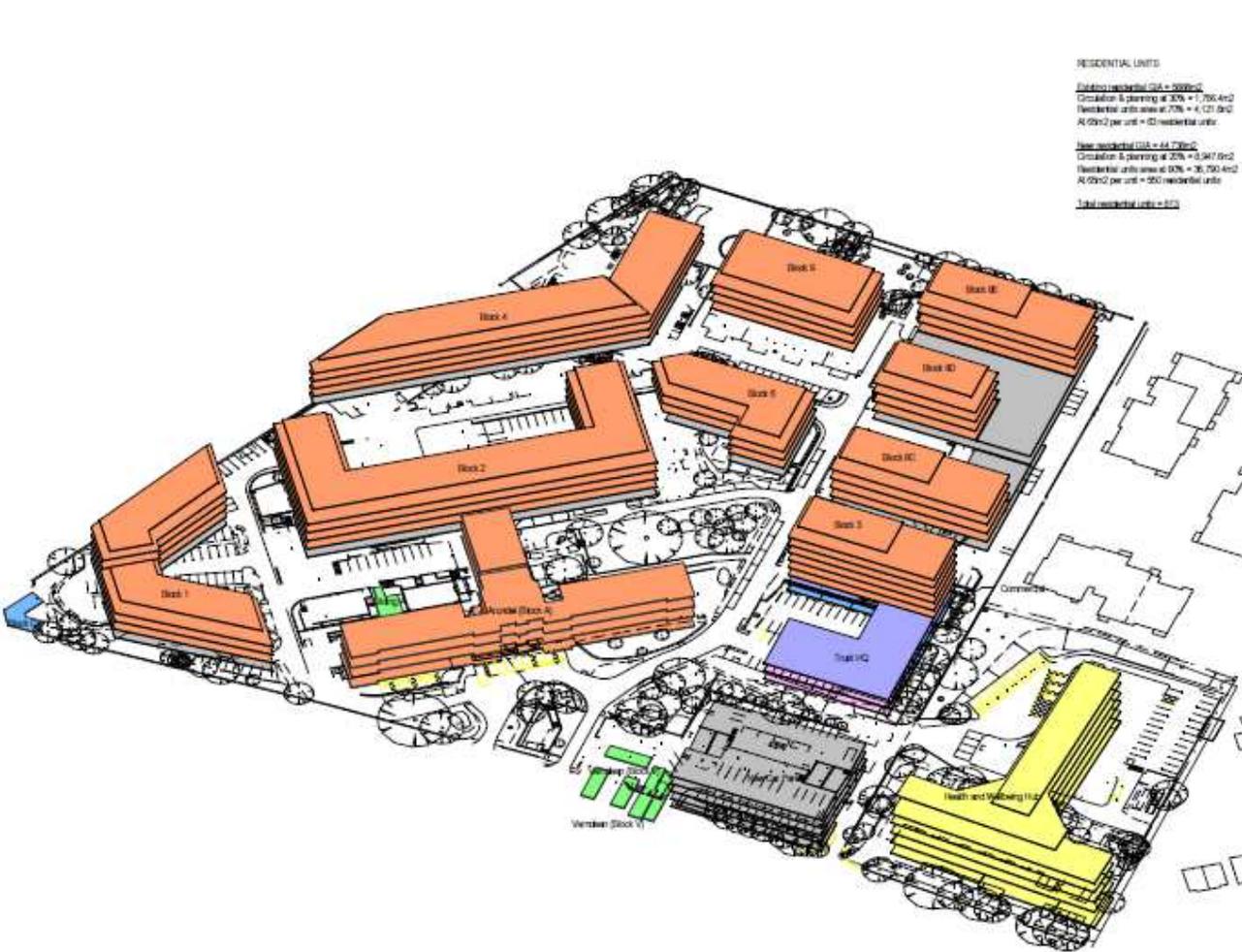


## Proposed solution (preferred option)

- Delivers greatest benefit and was the preferred choice of patients and public, staff and Trust Executive Team.
- It also was the most affordable option (looking at capital investment and running costs)



# Proposed solution (preferred option)



**RESIDENTIAL UNITS**

**Existing residential GIA = 5000m<sup>2</sup>**  
 Construction & parking at 30% = 7,700m<sup>2</sup>  
 Residential car to area at 70% = 4,127m<sup>2</sup>  
 At 60m<sup>2</sup> per unit = 62 residential units

**New residential GIA = 44,730m<sup>2</sup>**  
 Construction & parking at 30% = 13,917m<sup>2</sup>  
 Residential car to area at 80% = 36,750m<sup>2</sup>  
 At 60m<sup>2</sup> per unit = 260 residential units

**Total residential units = 322**

**KEY**

- Residential Buildings
- Healthcare Buildings
- Commercial Buildings
- Community Buildings
- Additional Pattern for New Buildings
- Parking
- Sussex Rehabilitation Centre
- Trust HQ

Block A Block Name (Number)  
 Q1-Q2 Number of Stories

**Option 5A - Areas summary**

Building Purpose	GIA	Phase Created
Commercial	88 m <sup>2</sup>	Existing
Commercial	918 m <sup>2</sup>	New Construct
Community	325 m <sup>2</sup>	Existing
Healthcare	8942 m <sup>2</sup>	New Construct
Residential	5888 m <sup>2</sup>	Existing
Residential	44738 m <sup>2</sup>	New Construct
SRG	1307 m <sup>2</sup>	New Construct
Trust HQ	1805 m <sup>2</sup>	New Construct
<b>Grand total</b>	<b>64020 m<sup>2</sup></b>	

Site Owners:  
 Fisher Levett Bucknall  
 Sussex Community NHS Foundation Trust

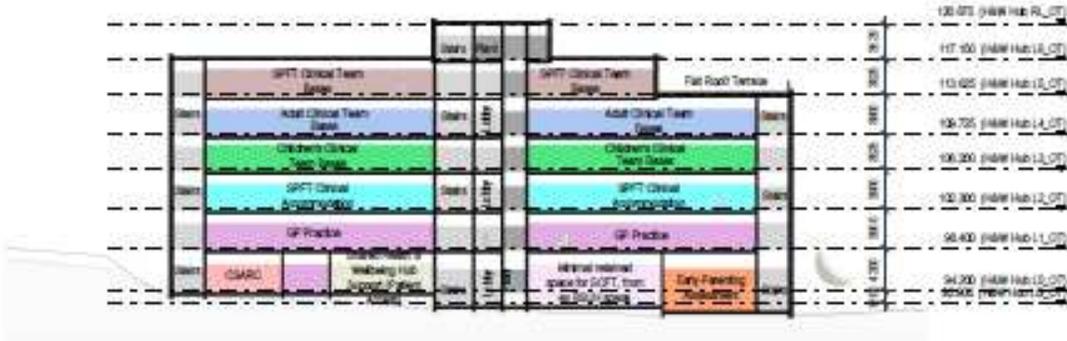
**B1** Healthcare Buildings  
 Brighton General Hospital Masterplan

Site ID: View Option 5A

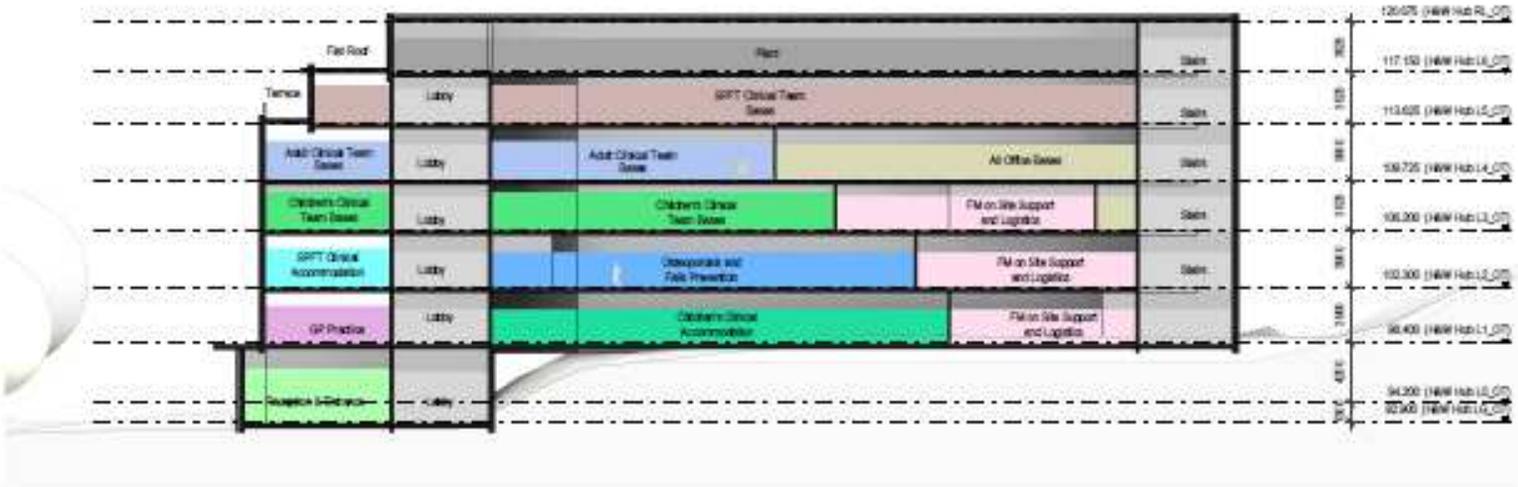
11/2018	Issue Date	October 2018
1:1000	Scale	Information
Drawing Number: 11050-04-WS-01-MS-A-100-104		

# Health Hub Sectional View

Section 1



Section 2



# Health Hub Elevation



# Indicative timeline

- OBC and preferred approved by SCFT Trust Board – Approved 25 October 2018
- OBC to be presented to CCG governing body (December 2018)
- NHS Improvement (Regulator) approval required
- Design competition - early 2019
- Preferred bidder chosen – early 2019
- Detailed design and planning application – spring/summer 2019
- Full business case complete - autumn 2019
- Offsite office moves - early 2020
- Start to build on site - 2020
- Health hub complete- 2023

# Conclusions - Recommendations

The Health and Wellbeing Board is asked to:

1. Note SCFT approval of Outline Business Case
2. Note statutory approval requirements (CCG Governing Body, BHCC planning, NHS Improvement sign-off of outline business case)
3. Note programme to Full Business Case approval and beyond
4. Advise on future engagement opportunities to support project development.



