



**Bedfordshire, Luton
and Milton Keynes**
Clinical Commissioning Group

Central
Bedfordshire

great
prospects

Integrated Health & Care Hubs

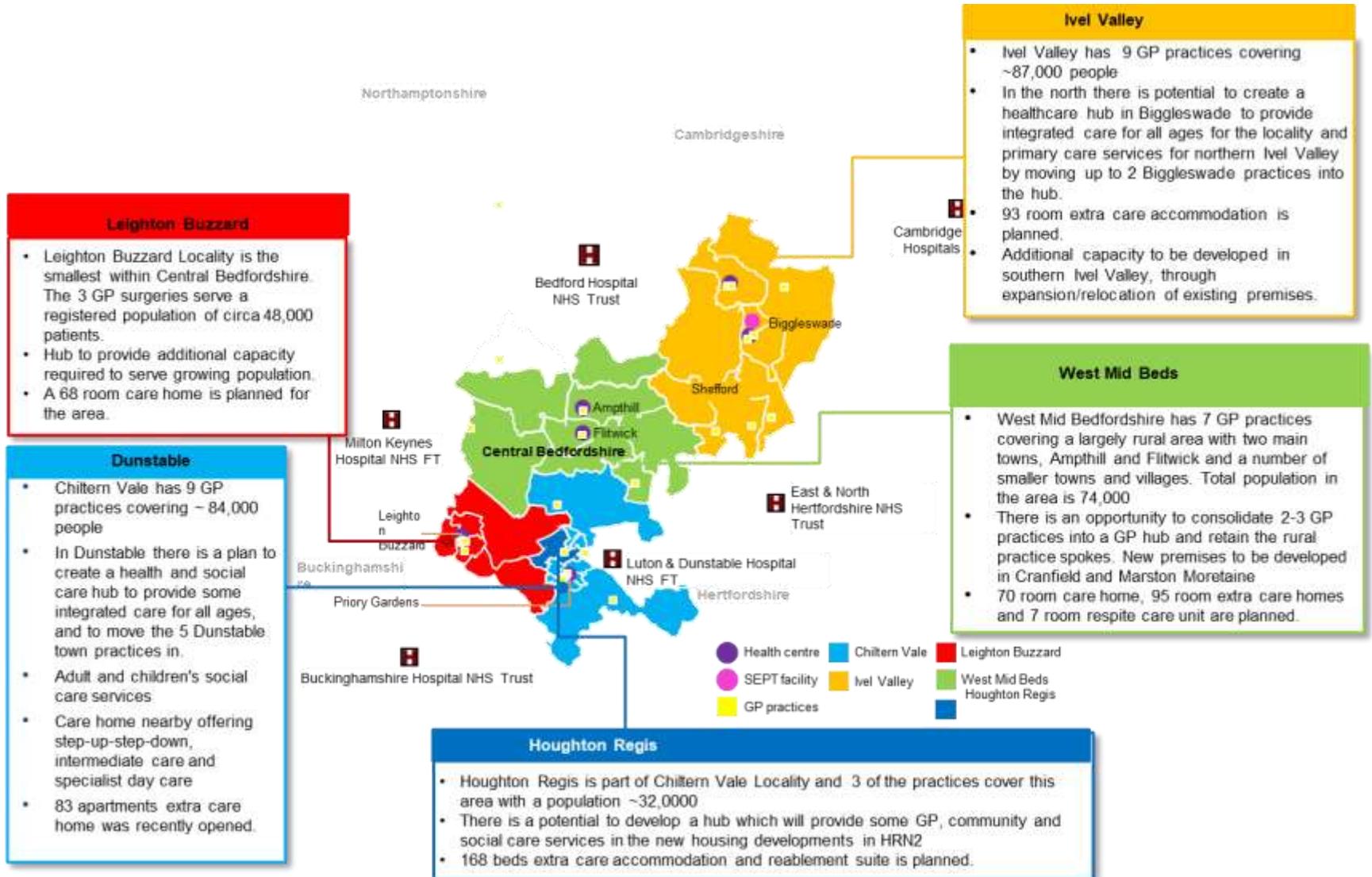
Patricia Coker
Nikki Barnes

Introduction

- Progress against programme milestones
- Emerging designs for Dunstable Hub
- Next steps and timescales
- Challenges faced



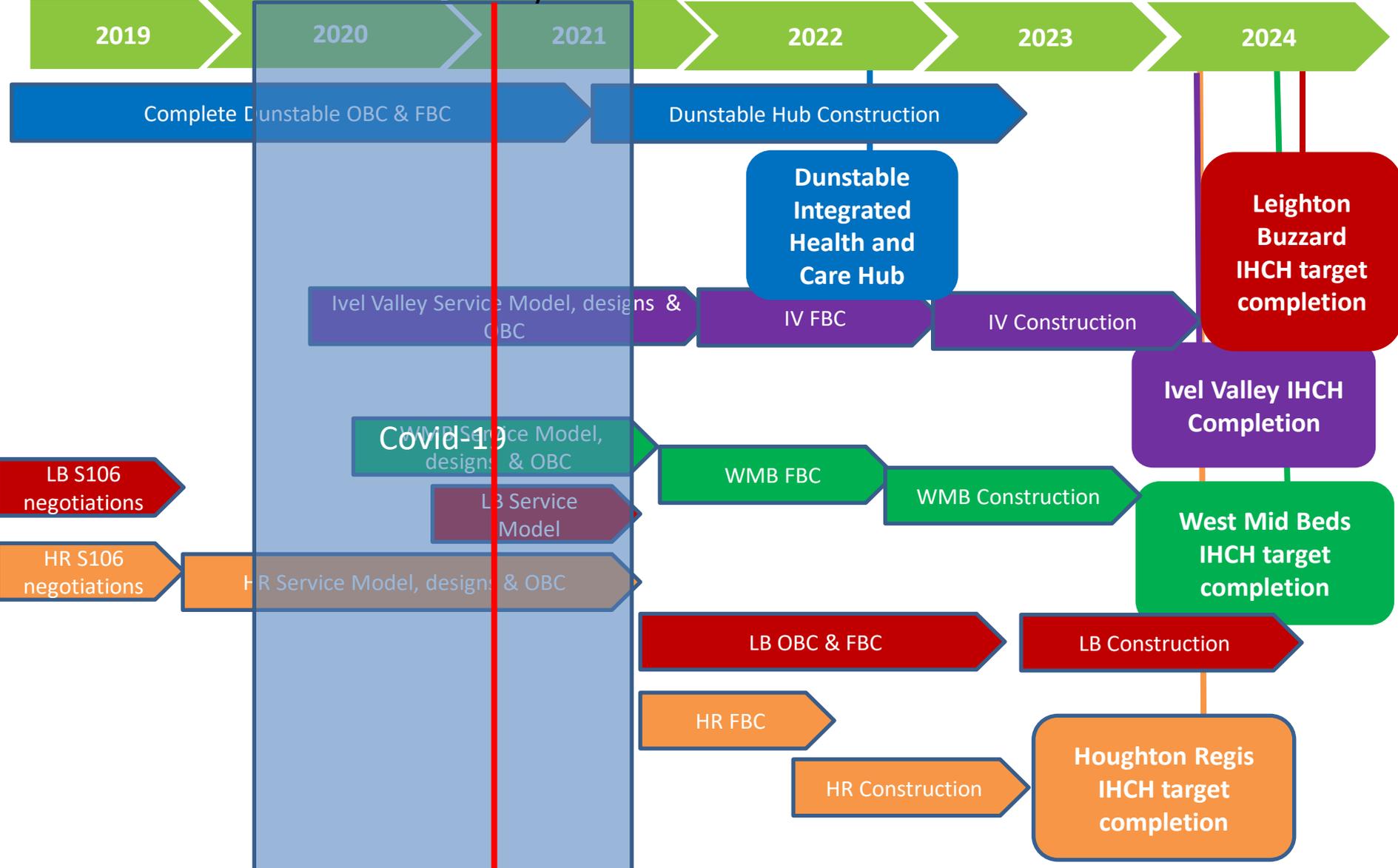
Proposed Hubs in Central Bedfordshire



Overarching programme

(Subject to Business Case Approvals & funding)

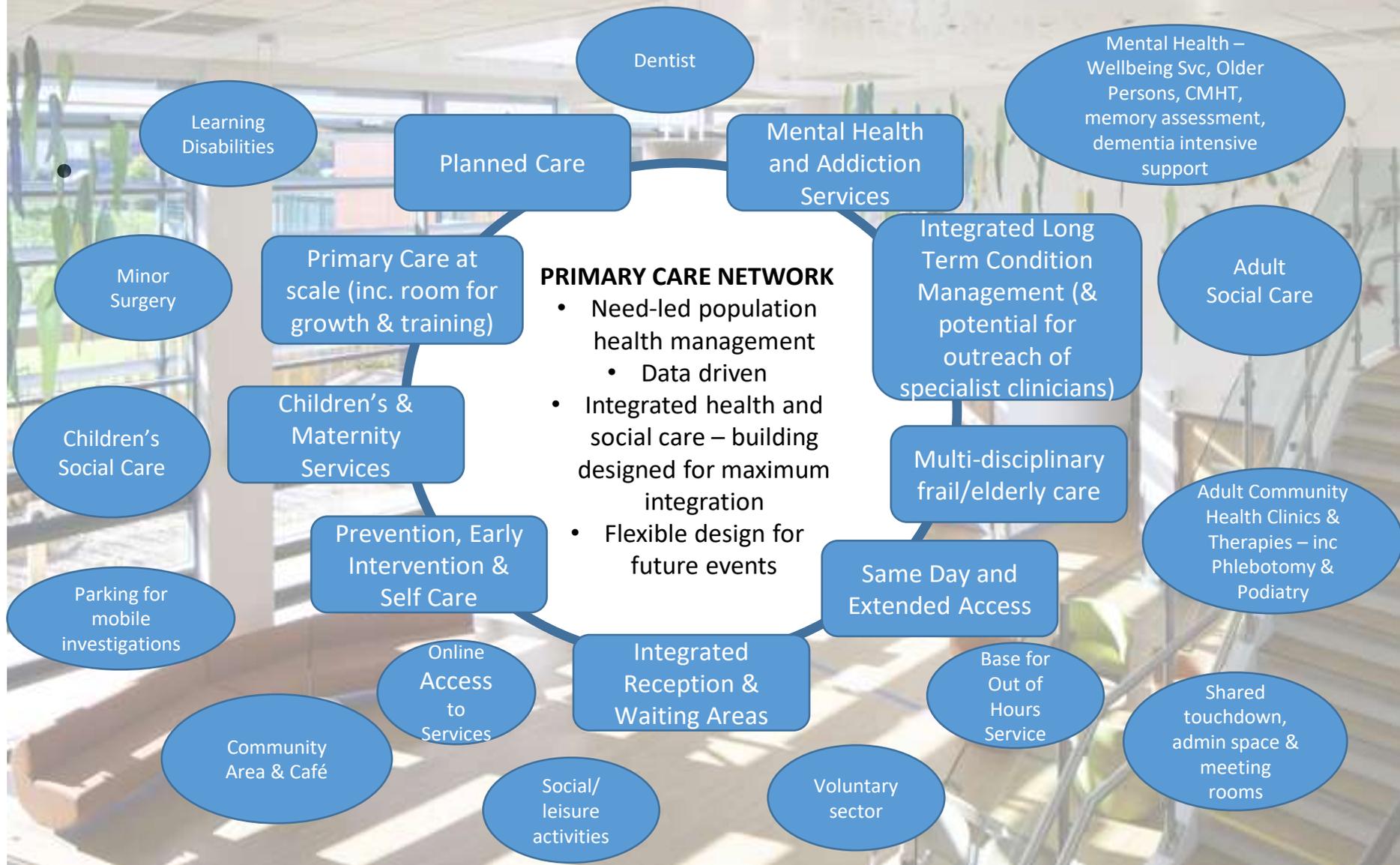
today



Chiltern Vale Integrated Health and Care Hub



Chiltern Vale – Preferred Service Model



Programme Milestones	Timeline
Planning Pre-App	End July 2019 (submitted End of August)
RIBA Stage 1 Preparation of Brief	Mid July 2019 (completed August)
RIBA Stage 2 Concept Design sign off	End September 2019 (completed September)
RIBA Stage 3 Developed Design Start	End September (underway)
RIBA Stage 4 Developed Design Complete	Early December (now January 2020)
Submit Planning Application	June 2020
RIBA Stage 4 Technical Design Start	January 2020 (now February 2020)
RIBA Stage 4 Technical Design Completion (includes covid redesign)	March 2021
Pre-start planning conditions discharge (number)	March 2021
Conclude Lease Discussions	April 2021
Sign Build Contract	April 2021
Public Engagement	April 2021
Start on Site	May 2021
Completion	Mid 2023

Chiltern Vale Hub

- **How we have got to where we are now?**
 - Covid-19 impacts understood
 - Overall high-level design philosophy review:
 - Redesign to reflect covid-19 restrictions, or
 - Redesign to allow flexibility in event of future pandemic (agreed)
 - Revisited Design with identified service providers
 - Service providers and new ways of working
 - Planning application (June '20) reflects this
 - Sustainability theme in design
 - Planning permission granted October '20
 - Space remodelled to minimise voids following service provider rationalisation

The service model, Schedule of Accommodation and designs have been developed through constant conversations with all key stakeholders.

We have limited the amount of dedicated space in the building with a particular focus on shared areas & flexibility to make the building efficient and to allow to meet future demands.

Chiltern Vale Hub

Development of the Schedule of Accommodation and Covid-19 response

- BMA space allowances used but revised to facilitate digital healthcare, PCN space now included
- Template for each service, and liaison with healthcare planner, revised to reflect new ways of working
- Reviewed activity levels for services and factored in development plans, revised to reflect reduced patient demand for physical space
- Challenged assumptions and maximised opportunities to share utilisation of space
- Generic room sizes based on Health Building Standards (HBNs/HTNs) – 8 and 16m²
- Main tenants expected to lease core space and contribute fair share % to shared areas and some of bookable space.
- Site massing unchanged.



The initial site massing (above) has been refined through wider stakeholder engagement from CBC, the planners, design and other specialist advisors.

Chiltern Vale Hub

What have we done since last update

- Detailed service and activity modelling with stakeholders (28 services expected to deliver services from the Hub).
- Stage 3 design complete, stage 4 design (after comprehensive covid-19 redesign)
- Rent and service charge figures formally notified to all service providers.
- Commissioned VR fly-throughs and CGI images to help future users understand look and feel.



Chiltern Vale Hub

- **What are we doing?**
 - Reviewing Stage 4 designs.
 - Discharging pre-start planning conditions
 - Preparing site.
 - Preparing communications message for site phase.
 - Ongoing stakeholder engagement.
- **and need to do:**
 - Conclude formal negotiations with tenants around occupation arrangements (once tenants return to business-as-usual following covid-19 response)
 - Executive Paper(CBC), Paper to Primary Care Combined Commissioning Committee
 - Conduct community engagement (throughout scheme)
 - Procurement and construction



Substantial footpath, lit by low-level bollards to and from Dog Kennel Down



No requirement for overspill car park

Masterplan

- Retained existing path. Refer to programme specification
- Proposed layout
- 100mm wide kerb
- 225mm wide kerb
- 450mm wide kerb
- 100mm kerb
- 150mm kerb
- 200mm kerb
- 250mm kerb
- 300mm kerb
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Chiltern Vale Hub – Key Issues

4-month slippage in programme – due to covid-19 redesign and partner unavailability

Service Model fully agreed so design at final iteration

Discussions on Head lease, which has been delayed by up to at least 12 weeks due to systemwide response to Covid19, is being finalised.

Space for the wider Primary Care Network functions now included in the Hub

Commence engagement for involvement with local population.

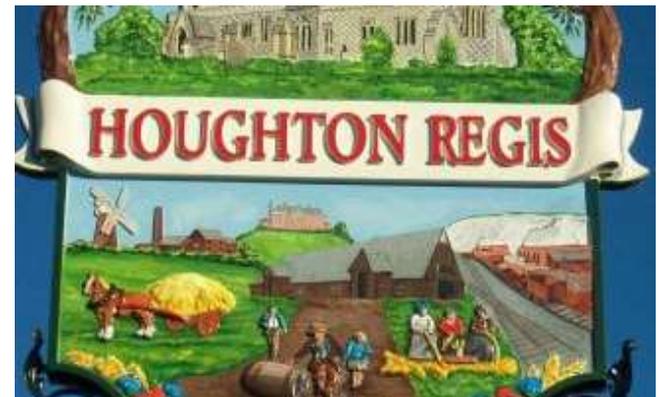
Ivel Valley Hub

- Agreement in principle reached on land deal
- Work on developing Service Model and Schedule of Accommodation for Ivel Valley Hub paused due to health partners' covid-19 responses.
- Programme Plan anticipates delivery of Hub 2024.



Leighton Buzzard, West Mid Bedfordshire and Houghton Regis Hubs

- Reserve line in MTFP for Leighton Buzzard & West Mid Bedfordshire.
- Stakeholder engagement undertaken.
- Reviewed the needs and site options in each locality – including “spokes”.
- NHS Strategic Outline Case (SOC) complete, progressing through governance structures within BCCG.
- Unsuccessful for OPE bid
- Next stage will be to secure funding to develop NHS Outline Business Cases (OBC) in phases, and to review Section 106 contributions in relation to Houghton Regis and Leighton Buzzard.
- Planning to commence work on Service Model and Schedule of Accommodation for West Mid Beds Hub Feb/March 2021.



Hub and Spoke approach

Scoping framework for Health and Wellbeing Spokes

Rural topography can sometimes lead to inequality of access to health and care services.

Important to develop a service delivery model that is efficient and serves people in rural locations effectively

Hub and Spoke approach provides a network of care settings in a Hub, which offers a much broader range of services, complemented by the Spokes with a more limited offer in rural settings.

Service models for the Hubs will also incorporate options for Spokes which will be tailored to local need.

**Next steps
– as
currently
planned**

- Conclude negotiations with tenants for Dunstable Hub.
- Finalise the design.
- Procurement and commence on-site in Dunstable – May 2021.
- Develop Service Model, Schedule of Accommodation (SOA) & OBC for Ivel Valley IHCH (Biggleswade) – from June 2021.
- Develop Service Model & SOA to inform planning for West Mid Beds IHCH –from July 2021.
- Continue to pursue Capital and land contributions from developers and via ICS.
- Continue to progress integrated pathways and services, particularly via PCNs and Health and Care Partnership.