
# PAPER

MC 06/2012

# Report to the Meeting of the Members’ Council

**9 February 2012**

**Briefing Paper**

**New Mental Health Facility for Buckinghamshire
on the Manor House site in Aylesbury**

**For: Information**

**Executive Summary**

This briefing paper provides an overview of the proposed new mental health services for the population of Buckinghamshire. This new development will ensure that there are new purpose built facilities to provide inpatient and community based mental health care fit for the 21st century, replacing current dispersed and outdated facilities, and significantly enhancing service user and carer experience and outcomes.

**Recommendation: To note.**

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**1.0 Background**

The former Buckinghamshire Mental Health Trust undertook a formal public consultation on improving mental health care called ‘Putting People First’ (2005). This stated the need to improve inpatient experience and further develop community mental health services. New community teams including Early Intervention, Crisis Resolution, Home Treatment Teams and Assertive Outreach Teams have been in place providing more comprehensive community based mental health care over the last five years.

Further engagement with stakeholders, including elected members, commissioners, service users and carers, staff and the public has taken place on proposed plans for the new development on the former Manor House site. This facility will co-locate the majority of mental health services that are currently based in Aylesbury onto one site including:

* 42 adult mental health beds based at the Tindal Centre, Aylesbury
* 33 older adult beds based at the John Hamden Unit, Stoke Mandeville Hospital
* Community mental health services based at Cambridge House, Aylesbury

There are three small community teams which will be based outside of this development in suitable accommodation in Aylesbury. The Valley Centre will continue to be an important hub for the delivery of community and day services in Wycombe and likewise the Haleacre Centre in Amersham will continue to provide community based services for the local population.

In 2010, the former Manor House Hospital buildings were demolished in preparation for the new development. Revised planning permission for the development was approved by Aylesbury Vale District Council on 7/12/11 and a small number of conditions apply.

**2.0 Service Model**

The new model of care has been designed and developed by Kier Major Projects, the chosen Procure 21 partner and has involved clinicians and input from service users and carers. The new development comprises:

* 20 bed older adult mental health ward (replacing beds at Cromwell Ward, John Hamden Unit, Stoke Mandeville Hospital)
* 20 bed older adult Dementia / Organic ward (replacing beds at Harding Ward, John Hamden Unit, Stoke Mandeville)
* 20 bed adult mental health ward for males (replacing beds at Kimmeridge Ward, Tindal Centre)
* 20 bed adult mental health ward for females (replacing beds at Portland Ward, Tindal Centre)
* Section 136 suite (currently at Tindal Centre)
* Multi-faith suite (based at the Tindal Centre)
* A base for staff working in Community Mental Health Teams (currently at Cambridge House, Aylesbury)
* Day Hospital (based at the Tindal Centre and Wilkes House Day Hospital)
* Outpatient service (based at the Tindal Centre)

This £23.5m new build will be funded through the Foundation Trust’s capital provisions and procured through the Department of Health Procure 21 initiative. The disposal of the Tindal Centre site and part of the Manor House site is included as part of this funding package. The John Hampden Unit is owned by Buckinghamshire Hospitals NHS Trust and leased to Oxford Health NHS FT.

The Foundation Trust Board of Directors approved release to Monitor of the Full Business Case (FBC) on 19/12/11 (the Independent Regulator of Foundation Trusts) for their approval. Upon receiving this, the FBC will return to the Board for final approval. It is envisaged the building will start on site in March / April 2012 with completion and handover planned for January 2013.

The new build will have the following benefits:

* It delivers an integrated model of care with optimal use of resources
* There is a modest increase in older adult beds to reflect changing demographics and new models of integrated care
* It provides a modern and compliant standard of accommodation to replace outdated estate which does not meet current Department of Health guidance and will enhance service user experience and outcomes
* The adjacent site on the Manor House Hospital site is immediately available for development
* Co-location with the Low Secure Forensic Ward and Mandalay Wards already on the Manor House site creating economies of scale.
* The new build will reduce the Trust’s carbon commitment and is on course to achieve an ‘*Excellent*’ BREEAM rating.

Over the last quarter there have been some other significant milestones achieved bringing the final decision to build the new mental health facility closer to fruition

* In December 2011 the maximum price for the scheme was agreed with the builder Keir this protects Oxford Health NHSFT against cost inflation during the build period
* MONITOR undertook a due diligence visit on 29/1/12 and a decision is anticipated mid February. Their support is required to underpin the Trust’s investment
* A presentation on the new development and new service model was given to the Buckinghamshire Public Health Overview and Scrutiny Committee (PHOSC) on 13/01/12. There was unanimous support for this new facility and members were pleased to see the detailed plans proposed improvements to service user experience and outcomes
* Further letters of support from Buckinghamshire PCT and both Bucks Clinical Commissioning groups have been received
* A Gateway review was carried out on the scheme on 18/01/12 - 20/01/12. The primary purpose of a Health Gateway Review: Investment Decision is to confirm the business case and benefits plan once the delivery process has been confirmed and to check that, where a procurement is used, all the necessary statutory and procedural requirements were followed throughout the procurement process. The outcome of this was an amber-green rating meaning successful delivery appears likely, however attention will be needed to ensure risks do not materialise into major issues threatening delivery.
* Stakeholder meetings including service users and careers continue to take place on a monthly basis.

**3.0 Summary:**

This exciting new development will provide state-of-the-art facilities for the residents of Buckinghamshire. A presentation and display boards will be provided by Oxford Health NHS for the Members Council at their meeting that gives further detail on this much needed facility.