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Bwrdd Iechyd Prifysgol
Bae Abertawe
Swansea Bay University
Health Board



Meeting Date	31st March 2022	Agenda Item	3.6
Report Title	Development of A Regional Collaboration for Health (ARCH) Mid and South West Wales Regional Centre of Excellence Cellular Pathology Laboratory, Regional Diagnostic Immunology Laboratory Facility and Regional Medical Microbiology facility		
Report Author	Heather Edwards, Business Planning Manager, Capital Planning (SBUHB)		
Report Sponsor	Christine Morrell – Director Therapies & Health Science (SBUHB) – Senior Responsible Owner (SRO) and Siân Harrop-Griffiths - Director of Strategy (SBUHB)		
Presented by	Christine Morrell – Director Therapies & Health Science (SBUHB) – SRO		
Freedom of Information	Open		
Purpose of the Report	This paper briefs Swansea Bay University Health Board (SBUHB) and its project partners, Hywel Dda University Health Board (HDUHB) and Public Health Wales NHS Trust (PHW) on progress to date shortlisting the preferred location for the A Regional Collaboration for Health (ARCH) Regional Pathology new build facility.		
Key Issues	<p>In November 2020 a Strategic Outline Case (SOC) supporting this development was approved by Welsh Government to progress to Outline Business Case (OBC) stage.</p> <p>Between February 2021 and January 2022 the South West Wales Regional Pathology Project Board, which includes representation from all three partner organisations, plus others including Swansea University and the NHS Wales Collaborative, evaluated a long list of potential locations within the region and agreed a shortlist of site locations within Morriston Hospital.</p> <p>Once draw-down of OBC stage resources from Welsh Government is agreed Project Board will select a Supply Chain Partner from Welsh Government’s Building for Wales Framework to support development of the OBC (final site selection will be informed by evaluation of participating architects tests for fit proposals).</p>		
Specific Action Required	Information	Discussion	Assurance
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>(please choose one only)</i>				
Recommendations	<p>Members are asked to:</p> <ul style="list-style-type: none"> • NOTE progress to date on this scheme, and that the Project Board has agreed that the new build should be on the Morryston Hospital site; • AGREE the proposed location of the new build will be at Morryston Hospital; • AGREE Director of Strategy and SRO will continue to request Welsh Government funding release and the development of the OBC. 			

South West Wales Regional Pathology Unit new build location option appraisal process to date

1. INTRODUCTION

Nationally, NHS Pathology services face a number of challenges. Within the Mid and South West Wales' region, Hywel Dda University Health Board (HDUHB), Swansea Bay University Health Board (SBUHB) and Public Health Wales NHS Trust (PHW) are struggling to manage workforce and sustainability pressures, to maintain quality and safety issues and to meet clinically driven targets.

2. BACKGROUND

Between 2014 and 2015 the Cellular Pathology Project Group (CPPG) undertook a non-financial appraisal exercise to support the creation a two-site solution for the future delivery of Cellular Pathology services' in South Wales. The CPPG confirmed one site was required in Cardiff and one in Swansea.

In March 2019, the Strategic Outline Case (SOC) (£77m) to support the development of A Regional Collaboration for Health (ARCH) Mid and South West Wales Regional Centre of Excellence Cellular Pathology Laboratory, Regional Diagnostic Immunology Laboratory Facility and local SBUHB Regional Medical Microbiology facility was submitted to Welsh Government for approval. The SOC had been endorsed by Project Board and all three partner organisations. It identified Morriston Hospital as the location for the new regional build. During the 18-month scrutiny of the SOC Welsh Government questioned *whether the service needed to be wholly or partially located on an acute site and, queried, what other location options other than Morriston Hospital had been considered?*

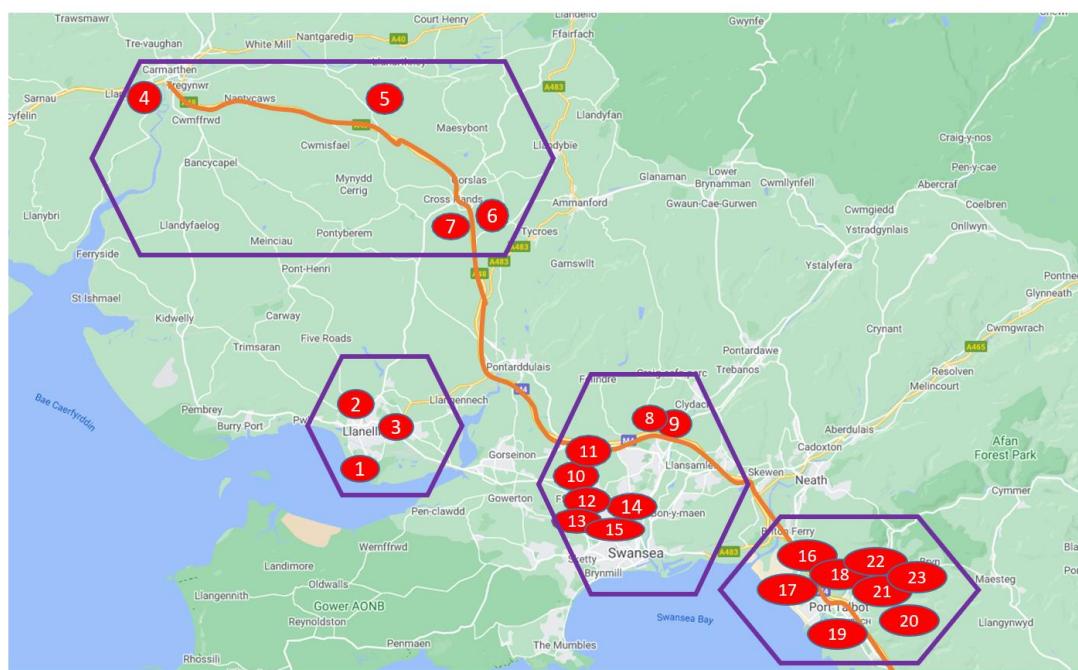
In October 2020, at an Infrastructure Investment Board meeting with Welsh Government's Capital & Estates leads, project partners discussed these concerns and agreed to review the choice of preferred location prior to the appointment of the Welsh Government Building for Wales' Framework Supply Chain Partner (SCP) and Design Team and progression of the Outline Business Case (OBC).

In November 2020 the SOC was approved by Welsh Government and in February 2021 the Project Board re-formed and refreshed its membership to support production of a robust OBC, and commenced the identification and evaluation of a range of potential locations across the region with the aim of identifying a preferred location for the new co-located facility.

3. CURRENT LOCATION OPTION APPRAISAL PROCESS

In March 2021 NHS Wales Shared Services Partnership - Specialist Estates Services (NWSSP-SES) were commissioned by Project Board to identify a range of potential locations. NWSSP-SES were tasked with identifying locations sited along the M4 corridor between the Carmarthen area and east Swansea with between 1-2 hectares

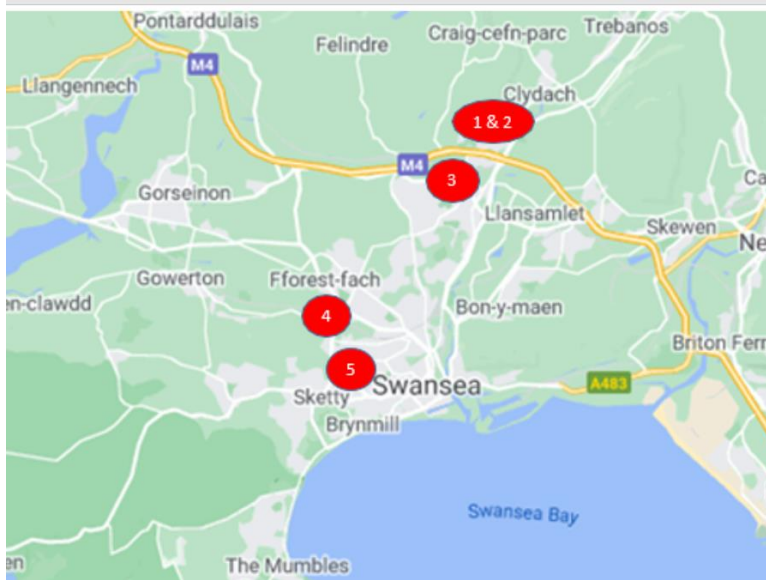
of developable space. A longlist of 22 potential locations were identified - please see map below (for further details please see **Appendix A**):



The Project Board agreed the following non-financial criteria for evaluating the long list locations:

- Does it support development of a ‘one site’ model for the future configuration of Mid & South Wales’ Cellular Pathology service and car parking (200 spaces)?
- Does it support sustainable recruitment and retention of staff?
- Does it support acute/trauma/cancer services appropriately & supports partnership working with University and regional and South West UK clinical services?
- Is it equitably sited for local population, provides ease of access to/from the M4 corridor, allowing timely transportation of samples?
- Does it have developable space?
- Does it minimise travel time for visiting consultants/services?
- What is the planning risk?
- What is the infrastructure risk (e.g. electrical supply)?
- Ease of acquisition (i.e. site is owned by NHS or minimal acquisition timescales)?
- Other criteria: Planning permissions & planning conditions?; Capital implications?; Programme implications?

In April 2021 Project Board members completed a high-level SWOT analysis of the long list discounting locations which did not satisfy the above criteria and agreed a shortlist of five potential locations. This workshop was well attended and included representation from both Health Boards, the Service Director for Morriston Hospital Delivery Unit, Swansea University, representatives from The Pathology Collaboration and NWSSP-SES. Post the workshop, we engaged with Public Health Wales, which was fully supportive of the outcome. It was independently facilitated by the Chief Executive Officer Life Sciences Hub Wales. The following 5 shortlisted locations were agreed (please see map below):



1. Morryston Hospital - adjacent to the existing Pathology Unit
2. Morryston Hospital - land to the north of Mynydd Gelli Wastad Road
3. Parc Felindre, Llangyfelach, Swansea
4. Plots sited at J44 & J45 M4, Swansea
5. Singleton Hospital (west of Sketty Park)

In May 2021, the Project Board evaluated the shortlist options using a SWOT approach. Singleton Hospital was discounted due to its location providing poor access for specimens from across the region and not supporting recruitment and retention. Plots at J44 & J45 M4 were discounted due to its potential flood plain risk, being a congested site, and being less accessible for staff travelling from the west of the region. The following 3 options were taken forward for detailed evaluation:

- Morryston Hospital - adjacent to the existing Pathology Unit
- Morryston Hospital - land to the north of Mynydd Gelli Wastad Road (ARCH land Plots D1 & D2)
- Parc Felindre, Llangyfelach, Swansea

In October 2021, following test for fit exercises informed by Stride Treglown Architects, Project Board discounted the Parc Felindre, Llangyfelach, Swansea site (this site did not provide optimum clinical adjacencies). Noting that a potentially suitable developable space was available in Morryston Hospital's latest Master Plan (i.e. a large demolitions area in the centre of the main site), Project Board agreed this site should be considered in the final short list for consideration.

Project Board noted the following planning risks:

Location Option	Pros	Cons
Adjacent to the existing Pathology Unit	Provides co-location with the existing Pathology Block, which will continue to host Laboratory Sciences and will host regional Diagnostic Immunology services	Site is limited in size making this a tight fit for the 5,080 m2 new build plus on site car parking for 200 vehicles. Does not provide adjacency with the existing Pathology Block. Higher planning risk (development is linked to delivery of the new access road from the M4).
Mynydd Gelli Wastad Road (ARCH land Plot D1)	Green field site.	Higher planning risk as above.

		Does not provide adjacency with the existing Pathology Block.
Mynydd Gelli Wastad Road (ARCH land Plot D2)	Green field site.	As above.
Demolitions area within the centre of the main site	Less planning risk than the above options – local planners are receptive to a development if we can demonstrate reduced travel impact on site under wider service plans (a Traffic Impact Assessment is currently underway). Ease of access for construction traffic with less disruption to site services.	Does not provide adjacency with the existing Pathology Block.

In December 2021 Project Board undertook further test for fit evaluations and agreed the following two shortlisted sites:

Location Option
Adjacent to the existing Pathology Unit - <i>Preferred</i>
Demolitions area within the centre of the main site

4. NEXT STEPS

Once draw-down of OBC stage resources from Welsh Government is agreed Project Board will select a Supply Chain Partner from Welsh Government's Building for Wales Framework to support development of the OBC (final site selection will be informed by evaluation of participating architects tests for fit proposals).

5. RECOMMENDATIONS

Members are asked to:

- **NOTE** progress to date on this scheme, and that the Project Board has agreed that the new build should be on the Morryston Hospital site;
- **AGREE** the proposed location of the new build will be at Morryston Hospital;
- **AGREE** Director of Strategy and SRO will continue to request Welsh Government funding release and the development of the OBC.

Governance and Assurance		
Link to Enabling Objectives <i>(please choose)</i>	Supporting better health and wellbeing by actively promoting and empowering people to live well in resilient communities	
	Partnerships for Improving Health and Wellbeing	<input checked="" type="checkbox"/>
	Co-Production and Health Literacy	<input type="checkbox"/>
	Digitally Enabled Health and Wellbeing	<input type="checkbox"/>
	Deliver better care through excellent health and care services achieving the outcomes that matter most to people	
	Best Value Outcomes and High Quality Care	<input checked="" type="checkbox"/>
	Partnerships for Care	<input checked="" type="checkbox"/>
	Excellent Staff	<input type="checkbox"/>
	Digitally Enabled Care	<input type="checkbox"/>
	Outstanding Research, Innovation, Education and Learning	<input checked="" type="checkbox"/>
Health and Care Standards		
<i>(please choose)</i>	Staying Healthy	<input type="checkbox"/>
	Safe Care	<input type="checkbox"/>
	Effective Care	<input checked="" type="checkbox"/>
	Dignified Care	<input type="checkbox"/>
	Timely Care	<input checked="" type="checkbox"/>
	Individual Care	<input type="checkbox"/>
	Staff and Resources	<input checked="" type="checkbox"/>
Quality, Safety and Patient Experience		
Pathology is a key service for the majority of patient care and treatment. Having a service which can fully meet the needs of the services its supports will lead to better quality and safety of services, as well as patient experience.		
Financial Implications		
No financial implications as a result of this paper as the outline business case monies will be drawn down from Welsh Government. .		
Legal Implications (including equality and diversity assessment)		
No legal implications identified but will be highlighted as part of the outline business case.		
Staffing Implications		
No staffing implications as a result of this paper but the long-term implications will be identified as part of the outline business case.		
Long Term Implications (including the impact of the Well-being of Future Generations (Wales) Act 2015)		
NHS pathology is a under significant pressure and all health boards are having challenges to its provision. Having a regional solution will centralise resources and provide a more robust and sustainable service for the future.		
Report History	First report to the Board.	
Appendices	Appendix A – long-list of potential sites.	

Appendix A Long List

1. Dyfatty Industrial Park, Burry Port, Llanelli, Carmarthenshire, SA16 0FB Plot
2. Plot C7 Llanelli Gate, Dafen Industrial Park, Llanelli, Carmarthenshire
3. Plot C1 Dafen Industrial Estate, Llanelli, Carmarthenshire, SA14 8QG
4. Llysowen Road, Travellers Rest, Nantycaws, Carmarthenshire, SA31 3RS
5. National Botanic Garden of Wales, Llanarthne, Carmarthenshire, SA32 8HN
6. Dragongate, Crosshands, Llanelli, Carmarthenshire, SA14 6RB
7. Cross Hands East Strategic Employment Sites, Cross Hands, Carmarthenshire, SA14 6RE
8. Morryston Hospital – adjacent to the existing Pathology Unit – **shortlisted**
9. Morryston Hospital - land to the north of Mynydd Gelli Wastad Road - **shortlisted**
10. Plots J&V, Swansea West Industrial Estate, Bruce Road, Felinfach, SA5 4HS
11. Parc Felindre, Llangyfelach, Swansea, SA5 7LU- **shortlisted**
12. Aneurin Way, Gower Road, Sketty, SA2
13. Plots sited at J44 & J45 M4, Swansea, SA7 0AH- **shortlisted**
14. Plots C1&C2 Olympus Court, Millstream Way, Swansea, SA7 0AQ
15. Singleton Hospital (west of Sketty Park) - **shortlisted**
16. Plot C3 Fford Amazon - East side of Swansea - Fabian Way SA1 8QX
17. Ffordd Amazon, Fabian Way, Swansea, SA1 8QX
18. Plots SV04 & SV05 Fabian Way, Swansea, SA1 8QT
19. Plot C1 Baglan Industrial Park, Neath Port Talbot
20. Margam Wharf, Port Talbot SA13 1RB
21. Land at Kenfig Industrial Estate, Neath Port Talbot
22. Baglan Energy Park, SA12 7DJ, Neath Port Talbot