

Burnholme Health and Wellbeing Hub

A Case Study in GP Development

2013-2023



Scoping the scheme

5th November 2013

Option B1 Health and Wellbeing Hub – New Build. This facility would incorporate all existing users **and host primary and community health services**, an Explore library and provide a home for a range of voluntary sector groups. A small area of land on the brownfield site would be sold for housing (approx 23 homes) This option would demolish the existing structure and design a purpose built facility.

2013–2023 Think BIG small BIG small BIG

2023 Consolidation/Growth/Inequality

Approvals Process

Estates and Technology Transformation Fund

PCT / CCG

ICB/Place



Affordability

Capital consequences

- recycling proceeds from disposals
- developer contributions (s106 / CIL)

Revenue consequences

- notional rent recycling and uplift
- ICB financial envelope

Time is expensive

- pandemic impact / inflation

Scheme Partners



**York and Scarborough
Teaching Hospitals**

NHS Foundation Trust



Tees, Esk and Wear Valleys

NHS Foundation Trust



The Merry-go-round

- NHS Commissioning restructuring
 - PCT/CCG/ICB
- York Local Development Plan
- Changing landscape of Healthcare
- Economic and healthcare environment