

# West Hull Health Hub Development frequently asked questions

## Why do the Modality Partnership need a new building?

In West Hull, Modality Partnership currently operates from an old converted terrace house and converted shop units which have poor accessibility for patients, not enough clinical space and fall short of modern day standards.

In recent years other branch surgeries in the Willerby Road area have closed.. A new building would give the practice modern, purpose built premises to deliver a wider range of services within the community for the future and more space to recruit the staff we need to care for patients. Roles within primary care have expanded with practice nurses, health care assistants, clinical practitioners, paramedics, pharmacists, social prescribers forming part of the team, to accommodate these new roles and the services they deliver we need more clinical space.

## Why has this site been chosen for the new building?

The location has been chosen from 34 potential sites. Following extensive public consultation, a shortlist of four locations were assessed against a range of criteria, including patient location, site feasibility, quality and development criteria.

## What about the flood risk to the site and surrounding properties?

The latest Strategic Flood Risk Assessment identifies the site as a mix of low and medium flood risk. The flood risk assessment and the design ensures that there is no impact on the surrounding properties. The design for the development has to manage all the surface water that falls within its boundary through a mixture of sustainable urban drainage systems which hold the water onsite during storm conditions and only release into the city's drainage system when there is capacity. In consultation with Yorkshire Water and Hull's Leading Flood Authority team the maximum discharge rates into the town sewer have been confirmed. The drainage impact assessment submitted as part of the planning application states how that through a mixture of sustainable urban drainage solutions, land drains and flow control devices the site will not impact surrounding properties or overload the public network.

## How can Calvert Lane handle the traffic?

We recognise Calvert Lane is a busy traffic route. We have worked alongside the Highways Authority to look at a variety of measures that will improve traffic flow. The health centre car park will be accessed by via a new right-turn lane for vehicles approaching from the north. Work will commence on these works towards the end of August and will take approximately 7 weeks to complete on Calvert Lane, with a further 5 weeks to create the new road into the site itself.

Beyond that, Hull City Council are looking at the junctions at either side of Calvert Lane and the wider road network to consider solutions to improve the traffic flow.

## Will there be any parking?

Yes – The health centre will provide a car park for circa. 86 cars (including 7 disabled bays), 4 motorcycles and secure cycle parking.

## What are the timescales involved?

Work on the highways will commence in late August for approximately 12 weeks. This will be followed by the construction of the health centre which will commence in November 2020 and take around 12 months to complete.

## Who is progressing the plans?

The health centre is being developed by Hull Citycare Ltd working with the Modality Partnership and NHS Hull Clinical Commissioning Group. Sewell Construction will be the construction partner on the project.

## How big will the health centre be?

The health centre is a two-storey building, up to 2,300 sq m overall including a pharmacy.

## What will the health centre look like and what will be in it?

The health centre will be an L-shaped double storey building. The scale and appearance will be sympathetic to the position and palette of neighbouring houses.

The building will a mix of private and public functions – private spaces include GP and nurse consulting rooms, treatment rooms, clinical support spaces and office accommodation. Public spaces include reception, a waiting area and a pharmacy. The building is designed so that you arrive at a common entrance foyer with clear view of the reception desk; whether entering from the car park or Calvert Lane.

The building frontage and waiting room will be screened by the retained planting alongside Calvert Lane to provide privacy for patients in the waiting area. Key public areas such as toilets, baby changing and buggy parking will be located closest to the reception area.

A wheelchair accessible lift to the first floor and widely available accessible WCs will also assist with make using the building easy. A changing places room is to be provided, this will include a patient adult change table and hoist.



## **What affects have Covid 19 had on the development and the future of primary care?**

Safety plans for the construction have been developed by with Sewell Construction in collaboration with Citycare. The plans are compliant with the Construction Leadership Council operating procedures guidance and all Government guidelines.

The facility is in fitting with modern service delivery models, including a digital service delivery model.

## **What about construction traffic?**

In the first few months of the construction period, a new access road will be constructed into the development to ensure construction vehicles are not waiting or parked on Calvert Lane. Road sweepers and dust suppression will be utilised to ensure the impact of dust and dirt to the highways and surrounding areas are kept to a minimum.

## **How will construction noise be controlled?**

Construction works will generally take place between during normal working hours, between the hours of 7.30am – 5pm, Monday to Friday. Any disruption/noisy works undertaken outside of these working hours will be special circumstances and communicated beforehand.

## **What construction methods will be used?**

The site investigations have confirmed that the health centre will require a piled foundation. We will assess the impact of various piling methods, taking into account residential areas surrounding the site and select the method most suitable to the location. It will be a steel framed building with a masonry ground floor and cladding to the first floor. Internal floor slabs will be either pre-cast concrete slabs and cast in situ concrete floors.

## **What's happening with Calvert Centre, why can't you use that?**

The Calvert Centre continues to provide GP services as before, there are plans for other community based health services to be relocated to maximise the use of the building. The Calvert Centre is not large enough to accommodate the Modality Partnership and the proposed new building will work together with the Calvert Centre to provide a wider range of services for the west of the city.

## **Is this going to be a sexual health centre?**

The Modality Practice provide a range of contraception services (Coils and contraceptive implants and injections) to our patients from the sites on Willerby Road and Hotham Road.

## **Are you going to provide services for the mentally ill?**

Anyone with complex and serious mental health problems will continue to have their needs met by Humber NHS Foundation Trust. We have had to pause providing counselling and primary care mental health services for people at Hotham Rd due to insufficient space but this will be provided in the new facility.

## Is this going to be an urgent care centre (UCC?)

No.

## Will patients outside of the catchment area use the health centre?

Modality Partnership have a large practice boundary that covers most of Hull and some areas of East Riding with over 16,000 patients living in West Hull and identifying Springhead Medical Centre as their preferred site. The development is not about attracting new patients to the area or increasing our patient numbers, it's about providing better services for the people who are already living in the area.

## Will opening hours change?

The practice is currently open from 8am – 6.30pm and we provide Access Plus appointments from 6.30pm – 8.00pm. It is anticipated that in line with our other sites our opening hours of the new site will be 7am – 7pm Monday to Thursday and 7am – 6.30pm on a Friday.

## When will the housing development start?

Although we are not responsible for the delivery of the housing scheme, we are aware that the land is currently up for sale by Hull Trinity House Charity. We have held discussions with the proposed housing developer to provide a productive and co-ordinated development, especially around the highways works.

## When will we be using the new facility?

The construction of the new building will be starting mid November 2020, to completed by the end of 2021. We expect the building to be fully operational by winter 2021/early 2022.

## Who should I contact if I have any questions?

### For patient or service related matters:

Patients of the practice should contact us as usual on **01482 352263**.

### For matters in relation to the activity on site during construction:

Dave Major, Project Manager at Sewell Construction: **01482 701251** or email [david.major@sewell-group.co.uk](mailto:david.major@sewell-group.co.uk)

### For further information on the development itself:

Dave Barley, Development Manager at Citycare. **01482 974333** or email [dave.barley@citycare-developments.co.uk](mailto:dave.barley@citycare-developments.co.uk)