



Sussex Community  
NHS Foundation Trust

# Brighton General Community Health Hub - May 2018

A decorative graphic at the bottom of the page featuring overlapping teal and green curved bands. In the center, there is a stylized heart shape formed by two overlapping loops, one teal and one green.

*Excellent care at the  
heart of the community*

## A message from our Chief Executive

Thank you for your interest in the future of the Brighton General site and the local NHS.

I think this is a fantastic opportunity to do something big and ambitious for our community.

We know people have fond memories of Brighton General Hospital and will feel a connection with it looming so large over the East Brighton skyline.

But the NHS has changed massively since it was a functioning hospital and our challenge is to help make sure the NHS can meeting the changing needs of the people that rely on it.

Creating a purpose-built, modern and sustainable community health hub will help ensure the local NHS is fit for the future.

It is a once in a lifetime opportunity.

Creating a place for NHS community, mental health and primary care services to come together will improve things for patients.

We understand that change can sometimes be unsettling, so we want members of the public, our patients and staff to come with us on this journey.

Thank you.

**Siobhan Melia**

**Chief Executive, Sussex Community NHS Foundation Trust**

## Introduction

Sussex Community NHS Foundation Trust (SCFT) wants to develop a new, purpose-built community health hub on the site of Brighton General.

The aim is to provide modern, sustainable facilities for community health services, primary care and mental health services for the population of the city.

The hospital on the Brighton General site dates from the 1860s having originally been built as a Poor Law Institution.

The hospital site has undergone many changes of use over the years, but it has long ceased to act as a hospital with the final inpatient beds being removed in 2009.

Today the site houses a range of community health services as well as administrative offices, but there is consensus that the buildings are in bad shape, they do not afford the best in patient care nor the best staff working environment.

As a result SCFT is proposing an ambitious redevelopment project to improve local healthcare through the building of a new hub for community (outpatient) services.

Earlier this year SCFT ran a wide-ranging patient, public and staff engagement exercise. Hundreds of people responded and 84% supported the plan to redevelop the site to create a purpose-built community health hub.

The next phase of the project has involved the development of a range of options for the future of the East Brighton site.

Here we set out a number of options for the site. These options range from ‘doing nothing’ to a full redevelopment.

In order to support the creation of the clinical hub some non-clinical teams might need to move off-site.

There is also the potential for improving access to Sussex Rehabilitation Centre, a popular regional NHS service, by locating it somewhere more accessible and with improved parking and transport links.

If the community hub is to succeed the redevelopment would need to create enough investment through the sale of buildings on the Brighton General site.

The buildings are intended for the creation of much-needed local housing – which would bring wider social and economic benefits to the surrounding communities.

As part of this ‘options appraisal’, SCFT has launched a second phase of patient, public and staff engagement to gather views on the options that we have put forward.

Once complete, SCFT will take those views into account in deciding its preferred option for the redevelopment of the site.

The Trust will then submit an outline business case to the health regulator, NHS Improvement, later this year.

## The options

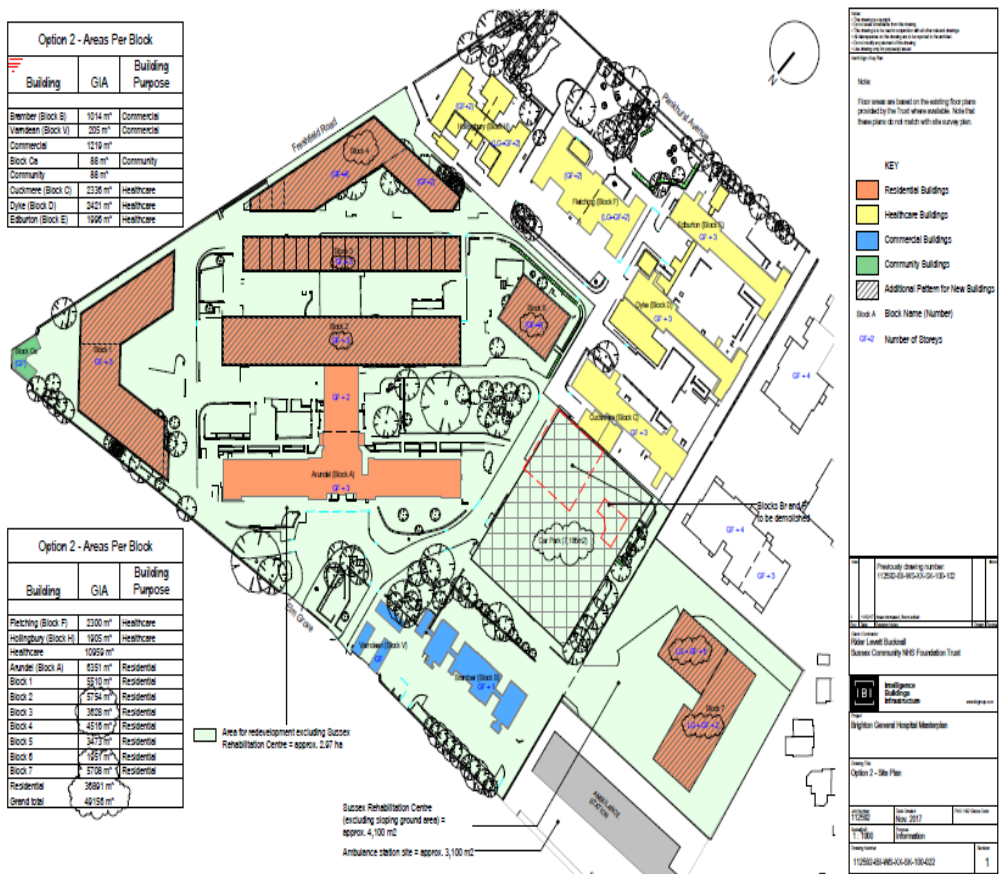
SCFT has worked with a specialist team of consultants, Rider Levett Bucknall (RLB), to prepare a range of possible options for redeveloping the Brighton General site.

### Option 1 – Do nothing

The “do nothing” option is effectively business as usual and would bring no material changes to how the site is used and would deliver no significant improvement for patients or staff.

### Option 2 – Do minimum

This option would not deliver a purpose-built community health hub, rather it shows the minimum that could be achieved to deliver improved utilisation on the site. Services would still be fragmented and distributed in an incoherent manner. Services would be provided from the existing old buildings shown in the site map on page 4 in yellow.



### Option 3 – A single facility, incorporating new build and refurbished elements

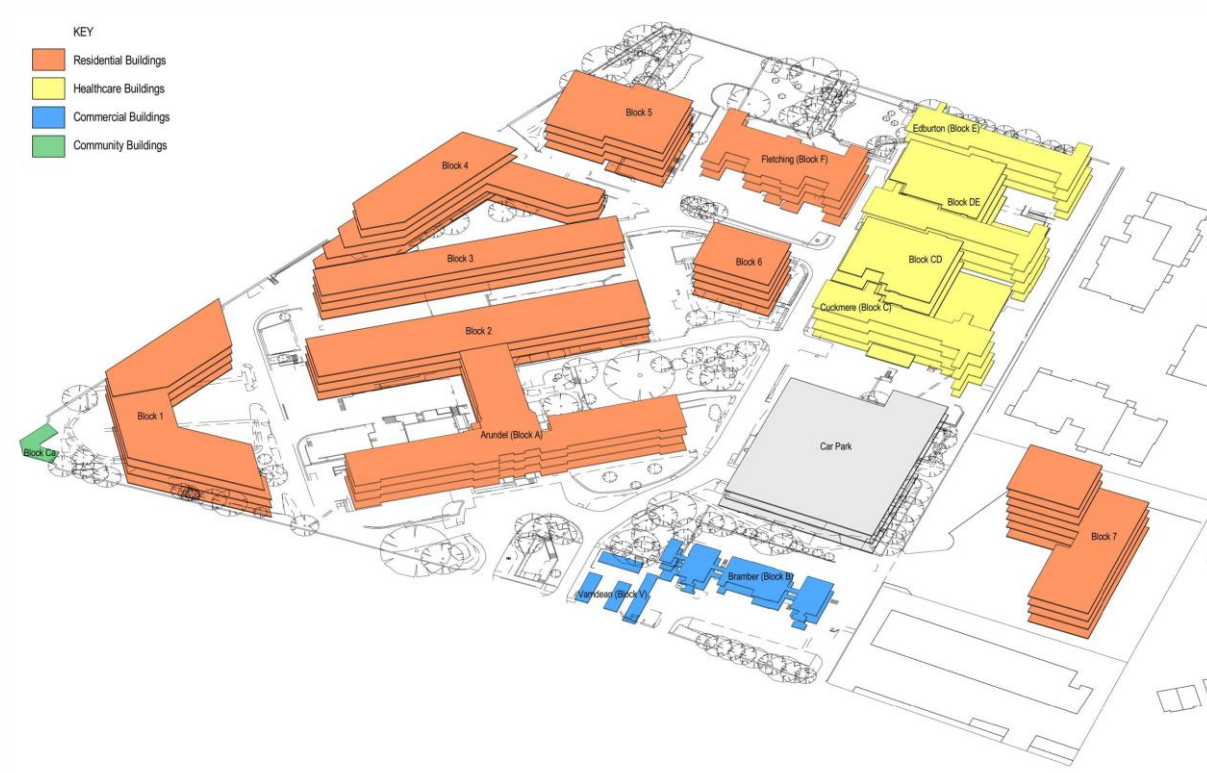
This option enables the co-location of the majority of clinical care services into a single facility. It would mean some of the older buildings (blocks C, D and E) are kept but remodelled and refurbished. This option could include GP services.

Site access would continue to be from Elm Grove with parking in front of C block as well as on Pankhurst Avenue.

This option provides more integration and co-ordination of services, with clinical activities based mainly within existing buildings.

This option would also release a proportion of the site for residential development.

See this option in the site map on page 5:



### Option 3 means:

- Retain and redevelop Cuckmere, Dyke and Edburton buildings (in yellow).
- Sell remainder of the site for residential (orange), community (green) and other/commercial (blue).
- This option involves the demolition of all current ancillary buildings between the blocks coloured in yellow e.g. Briggs Stores, refurbishment of these blocks & infilling a substantial new build in between the blocks to form an integrated one building healthcare hub.
- There would also be a new building built where the current Briggs Store is located.
- It could include GP services.
- It would provide greater integration and co-ordination of services, with clinical activities based mainly within original buildings, plus modern office space within the new build areas linking together all buildings.

### Option 4 – New build on the site of C, D and E blocks

This option has similar potential to Option 3, developing the proposed new health hub at the same location, but instead of incorporating Blocks C, D and E, this would be a 100% new build.

A new build could achieve a superior environmental performance.

See this option in the site map on page 6:



#### Option 4 means:

- Option 4 is similar to option 3, but instead of infilling in between old buildings, the blocks would be demolished and a 100% new build would replace them (in yellow).
- Whilst costs are not finalised at this point, often building a totally new facility can cost less than a part new build/part refurbishment of old buildings option and you can realise more effective use of space.

#### Option 5 – New build on the Sussex Rehabilitation Centre and adjacent land

Option 5 would give the greatest space for the creation of a purpose-built health hub.

It would release more buildings for housing and minimise conflict between healthcare and residential uses of the site.

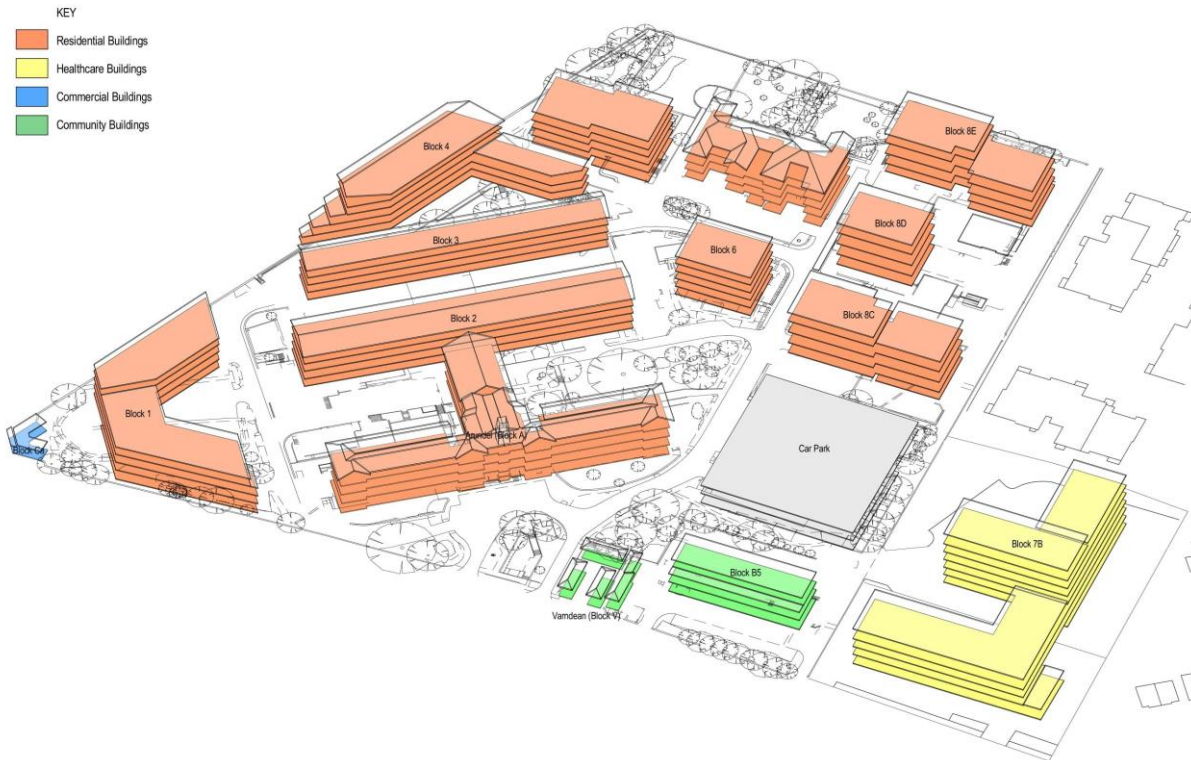
However, it would require SCFT to purchase adjacent land. This option would also require the relocation of Sussex Rehabilitation Centre.

A new building would be more energy efficient, sustainable, easier to maintain and more cost effective to run.



All parts of the building could be designed to optimum standards for clinical and administrative uses.

See this option in the site map below:



Option 5 means:

- This is a new build option that would involve demolishing the current Sussex Rehabilitation Centre building and creating a new multi-storey building (in yellow).
- It would require purchasing adjacent land.
- This option would give Brighton General Community Health Hub an on-street entrance from Elm Grove.

## Next steps

The Trust is keen to hear from as many people as possible about the options it has set out.

You can let us know which option you prefer and let us know if you have any questions, through a public survey – you can access it [here](#). The Trust is also holding a public drop-in event on Thursday 7 June for anyone to attend. Full details and to book are available [here](#).

SCFT has launched a second staff survey which staff are encouraged to complete [here](#) and the Trust is holding additional staff engagement events in May.

A patient reference group has been set up and meets regularly to discuss the project. Members of this group will continue to help engage with patients using the Brighton General site, to help ensure their views are taken into account.

The Trust will take on board the feedback from this second phased of engagement before deciding which option it would like to take forward.

Then, later this year, the Trust will submit what is known as an ‘outline business case’ to the health regulator NHS Improvement.

Once it has approval, there is still a lot more work to be done – including more patient and public engagement and planning approval.