

CREATING A THRIVING TOWN

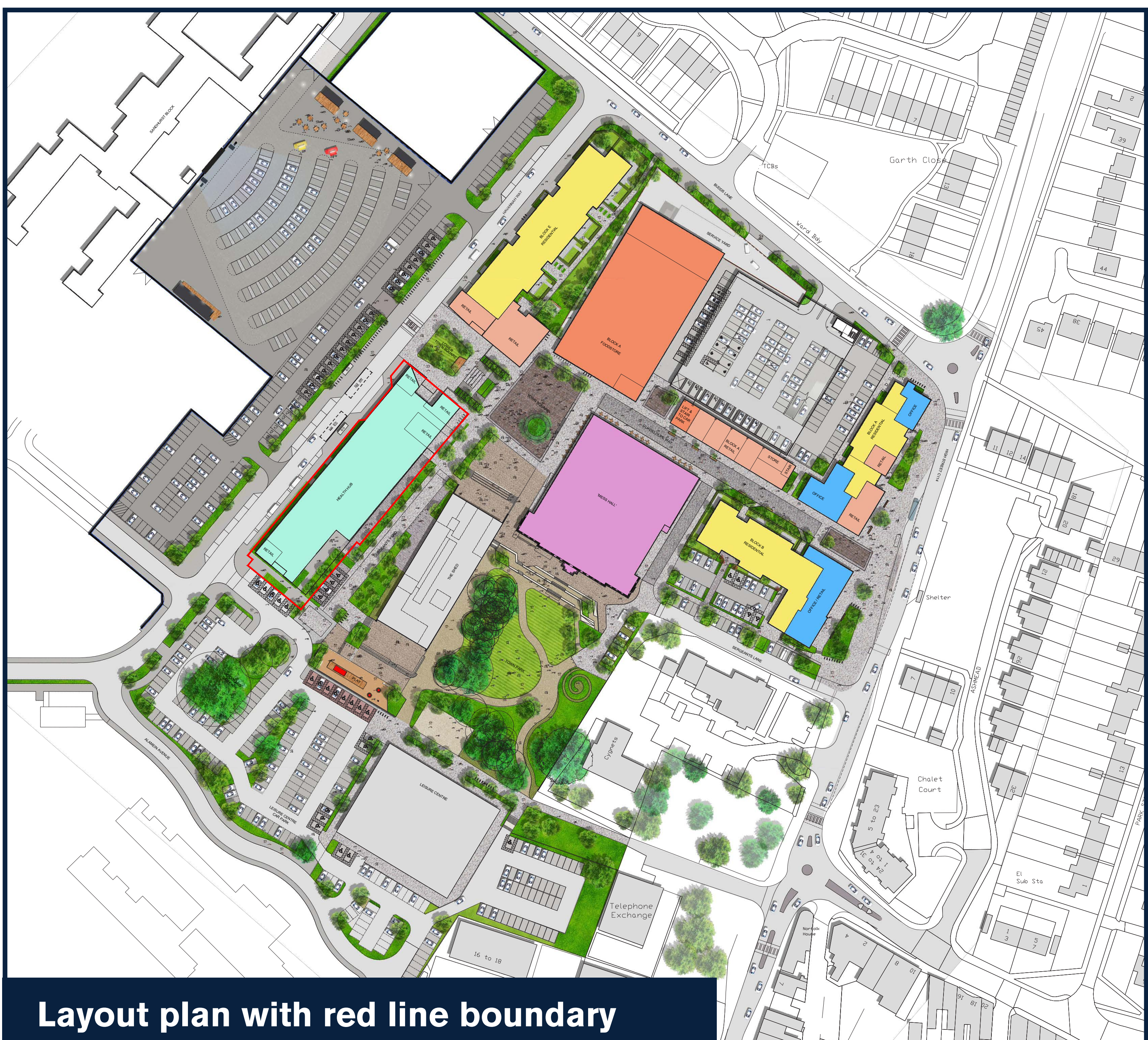
Welcome to the public exhibition for the Health Hub. The Whitehill & Bordon Regeneration Company (WBRC), the Southern Health Foundation Trust (SHFT) and the Forest Surgery (NHS) are excited to share the plans for this new facility for the town and to receive your feedback.

Health and wellbeing are at the heart of the regeneration of Whitehill & Bordon.

In supporting this principle, community infrastructure has been put first as part of the redevelopment of the town. The opening of the leisure centre in 2019, development of outdoor space for recreation at Hogmoor Inclosure, and investment in the Green Loop (a network of paths for walking, cycling and disabled users) are just some of the initiatives that have been introduced already.

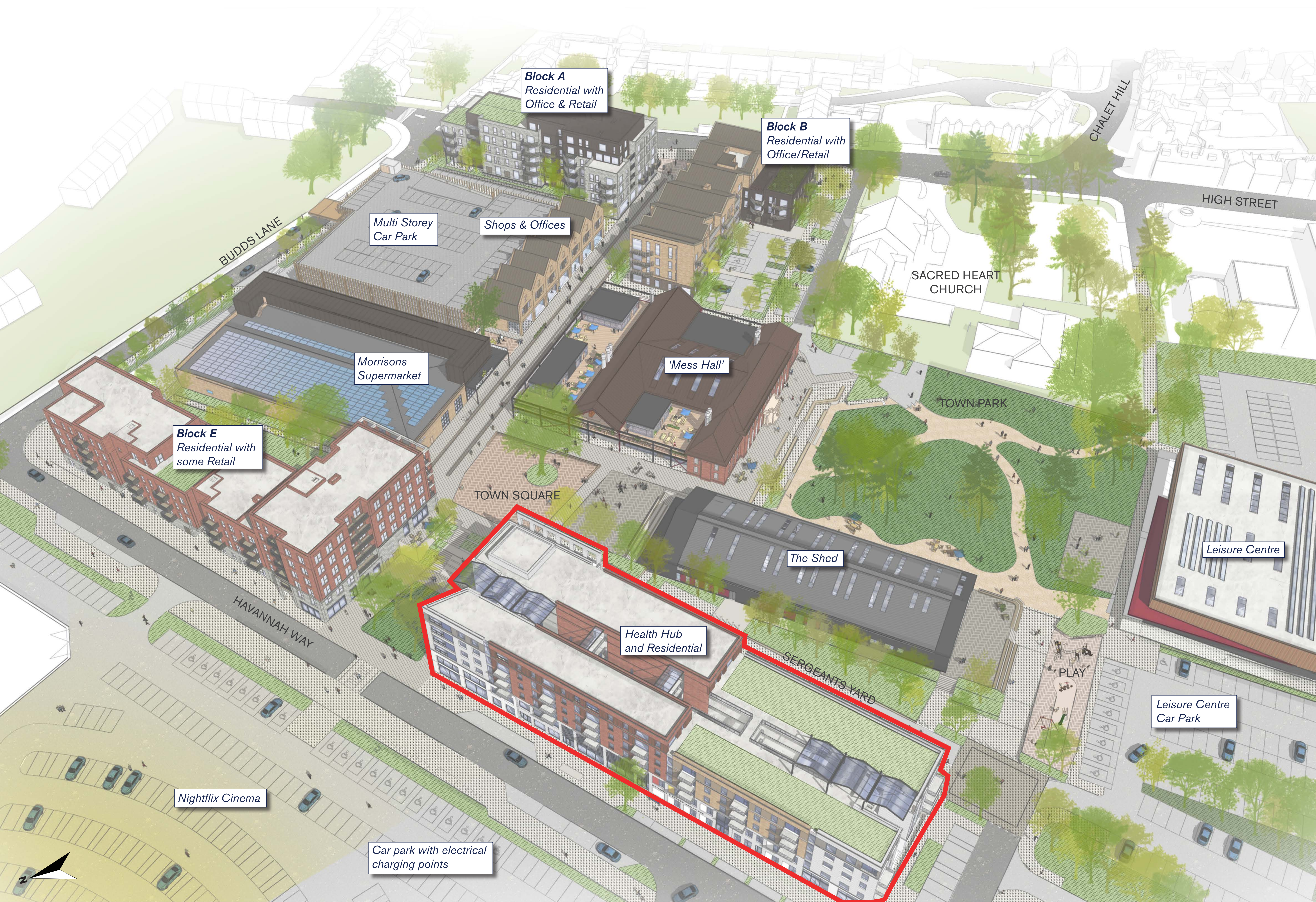
Ensuring that healthcare is embedded in the new town centre has been a long-standing ambition of all stakeholders. We are delighted that plans for the new Health Hub are now ready for public consultation and comment.

As part of the development of the new town centre, we recognise that having state-of-the-art, accessible facilities are the backbone of the community. The new Health Hub will sit alongside the existing Leisure Centre and The Shed but will also seamlessly integrate with the proposed town centre developments, including The Mess Hall, supermarket, retail units and various residential offerings.



The redline indicates the extent of the proposals for the forthcoming planning application for the Health Hub later this year.

- | | |
|---------------------|-------------|
| Retail / Shops | 'Mess Hall' |
| Residential | Office Use |
| Morrisons Foodstore | Health Hub |



Aerial overview of the Town Centre with the Health Hub highlighted in red



The vision is that the Health Hub will be a place for everyone at the heart of the community, creating a ‘One Stop Shop’ for all things wellbeing.

A landmark for Whitehill & Bordon

The new Health Hub has been designed by the same award-winning architectural team who have worked on other elements in the new town centre. This signature building will become an integral part of the town, bringing together the need for a cohesive Health Hub with eye-catching design, providing a statement piece in the heart of the Whitehill and Bordon development.

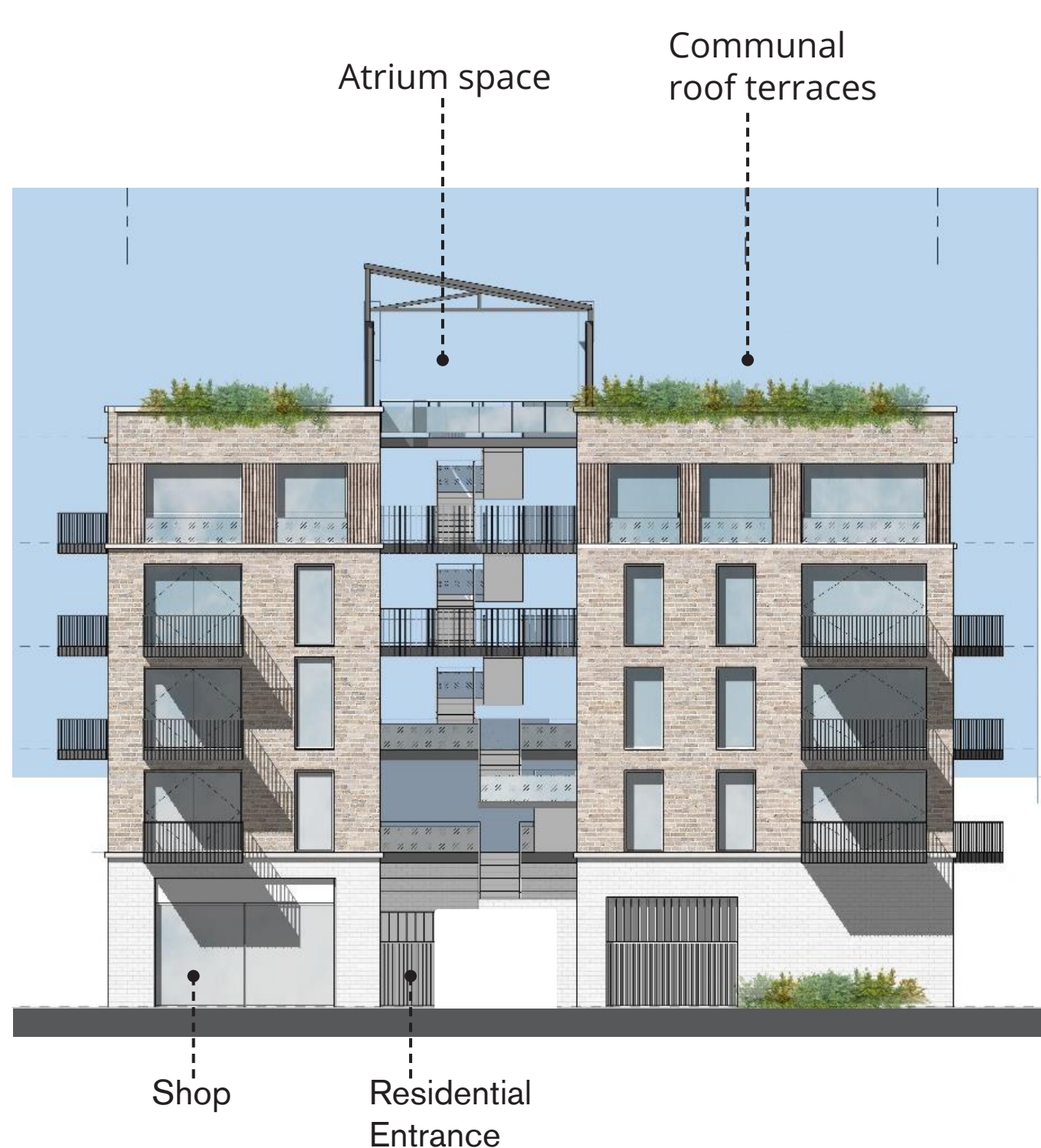
Much as the Shed has become a destination for the community and received recognition from further afield, we anticipate that the Health Hub will become a success in its own right and a model for how good wellbeing and healthcare can come together under a single roof. This will bring welcome efficiency savings and better provision of services that will reduce the need to travel for better healthcare and strengthen services already operating in the town.

The Health Hub has been designed to “Excellent” standards of environmental performance and will feature roof mounted photovoltaic (solar) panels and air source heat pumps combined with high levels of fabric insulation.

The new Health Hub will be accessible for all and will sit adjacent to bus stops, taxi ranks, and feature ambulance drop off, cycle parking and full disabled access.



Elevation facing the Lower Town Square



Elevation facing the Woodland Car Park



Elevation along Havannah Way



Elevation facing The Shed



Typical Reception Area

The new Health Hub is based around the NHS ‘Health and Wellbeing’ model, a holistic approach that considers every person as a whole and supports individuals to achieve wellbeing in its widest sense.

Description of the Facilities

The Health Hub is split over two floors, directly accessible from both the Town Square and Parade Square Car Park. The space is arranged around a light and airy double height waiting space that helps patients and visitors to orientate themselves in the space.

The public access & clinical areas are grouped together with “staff only” areas accommodated separately, to keep travel distances shorter and make wayfinding easier.

As well as the clinical facilities, the Health Hub has direct connections into the Pharmacy at lower ground floor level and the Café and a large meeting room suite at upper ground floor level, making it a welcoming community space.



Upper Ground Floor (direct access from the Town Square)



Lower Ground Floor (direct access from Havannah Way)

Lower Ground Floor Accommodation:

1) Pharmacy

- working closely with Forest GP Surgery to provide prescription dispensing, minor illness advice, treatment and other services which don't require a doctor's visit
- capacity will be provided for installation of 24/7 hole-in-the-wall automatic prescription dispensing machines, to give convenience to patients

2) Core NHS GP & Community Services:

Forest GP Surgery

The relocation and expansion of existing local GP Practices.

As well as standard Consulting and Treatment facilities, there will be a Minor Operations Suite (for minor procedures carried out under local anaesthetic) and 3 Primary Care Network rooms, allowing for a multidisciplinary clinical team to provide services to patients.

Southern Health NHS Foundation Trust (SHFT)

Services provided include:

- Older Persons Services,
- Adult Mental Health Services,
- Physiotherapy Assessment and Treatment
- Family & Children's Service, including Health Visiting

Shared Facilities

- Forest Surgery & SHFT will share reception, waiting, and patient amenities, including a full Changing Places WC (with hoist, shower and adult changing table).
- The services also share staff amenities on the Upper Ground Floor, as well as a large hot-desking office space for SHFT Community Based Staff (e.g. District Nurses, Health Visitors, School Nurses, etc.).

Upper Ground Floor Accommodation:

1) Dentist

- with 4 treatment rooms

2) High Street Optician

3) Sessional Clinical Space

- for midwives and other visiting NHS clinicians, plus private healthcare providers and complementary therapists

4) Suite of Meeting Rooms

- 5 small meeting rooms are provided, with folding partitions to open up into larger spaces, as required. These will be used for staff teaching/training, to hold group classes and support groups for patients (e.g. exercise, parenting classes, health promotion, etc.) and also as a resource that can be hired out by community groups.

5) Access to Café

- A direct link to the Café is provided from the main reception area.

6) Additional Provision

- There will be Reception Desks easily visible on both floors, to provide wayfinding and assistance
- External space will be made available for NHS Mobile Scanners (breast screening and MRI/CT).



Typical Consulting Room



Typical Treatment Room

The Health Hub will bring together Primary and Community Care and other allied health professionals, including some services traditionally delivered in a hospital setting.

NHS 'Health and Wellbeing' model

The new Health Hub is based around the NHS 'Health and Wellbeing' model, a holistic approach that looks at the person as a whole and supports them to achieve wellbeing in its widest sense. Based around the concept of "Happy, Healthy, Wealthy & Wise," where true wellbeing is found by attaining balance in all key aspects of life.

Happy = mental wellbeing, connected to community, family & friends

Healthy = physical health and healthy living (nutrition, exercise, etc.)

Wealthy = secure home and finances

Wise = engaged in fulfilling work, learning or participation in the community

Services

Combining healthcare into one hub promotes integrated working and joined-up care, as well as being more convenient and less stressful for patients.

The new Southern Health Foundation Trust (SHFT) space at the Health Hub will accommodate all the services and associated admin functions from the current Chase Hospital site.

**Older Persons
Services**

**Family & Children's
Services**

**Mental Health
Services**

Mobile Scanning
(Breast screening,
MRI/CT)

**Minor
Surgeries**

Physiotherapy

Dentist & Optician

**Space for visiting
midwives & other
clinicians**

Pharmacy



Typical Minor Surgery Room



Typical Treatment Room

RESIDENTIAL APARTMENTS

Above the Health Hub is located a mix of 1, 2 and 3 bed apartments. 83 apartments are proposed in two wings divided by a linear atrium.

Design Description

Building access and circulation is located at the north and south ends of the building off the Town Square and via the Woodland Car Park.

Lifts and stairs link into the main entrances with fully accessible bins and bike store with easy access to the street.

Retail outlets are located on the lower ground floor at either end of the building to provide convenience facilities and active frontages.

This is repeated on the upper ground floor facing onto the upper town square where a café and juice bar are located.

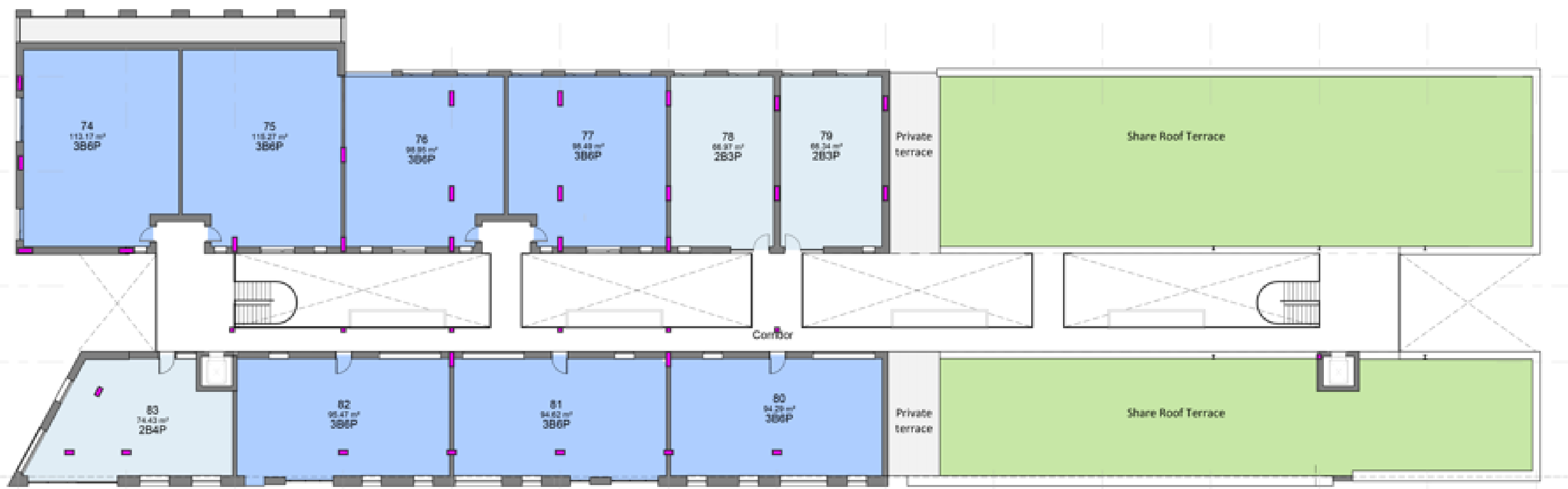
The atrium is located on the first floor above the Health Hub will be a landscaped space designed for residents.

Circulation is located along the west wing with bridge links providing access to the apartments in the east wing. This creates dual aspect apartments with bedrooms and dining areas overlooking the atrium.

Three-bedroom apartments are located on the fourth floor and limited to the northern half of the building so that the area to the south is given over to a private landscaped resident's terrace.

All apartments are designed to comply with the Nationally Described Space Standards and are sprinklered, are designed to be fully open plan.

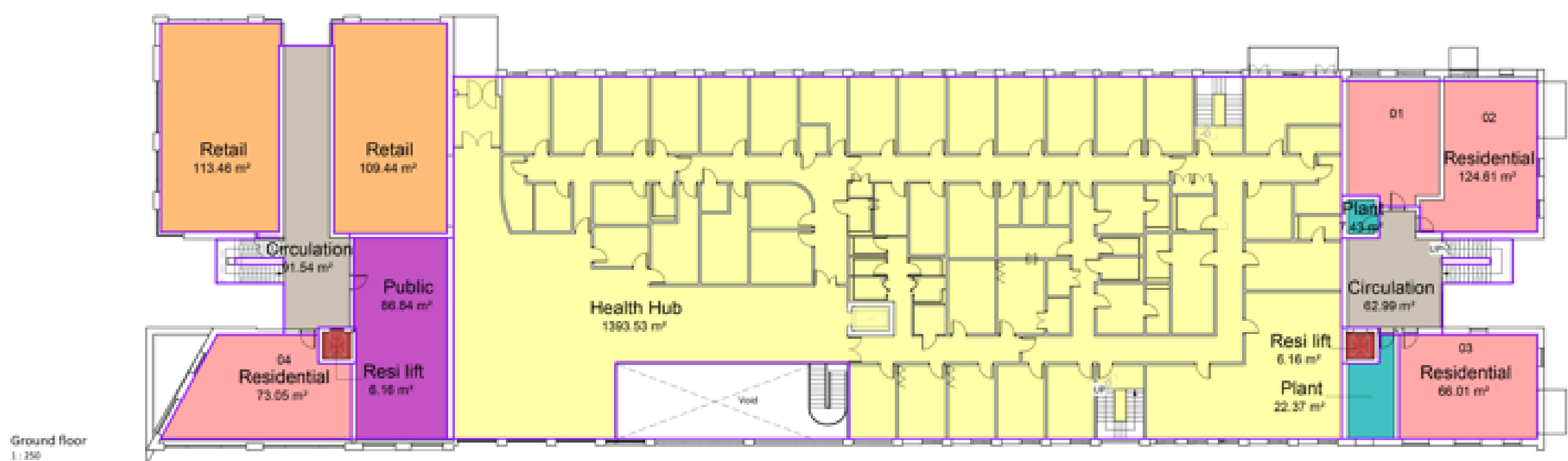
All 2 and 3 bed apartments have balconies.



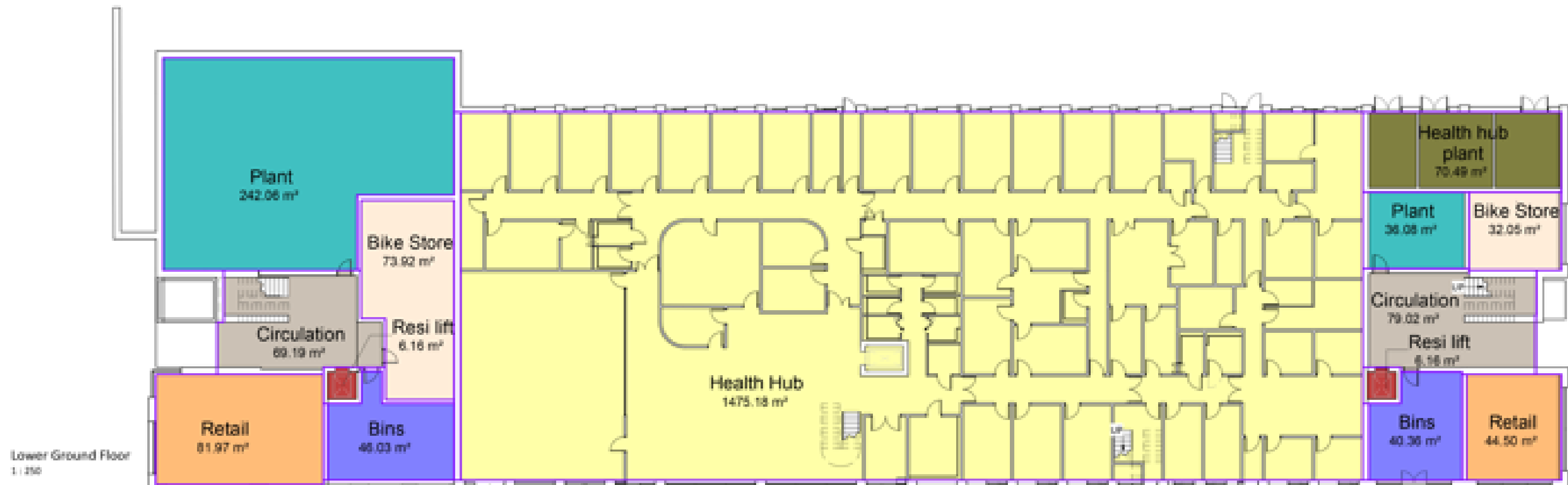
Fourth Floor Plan



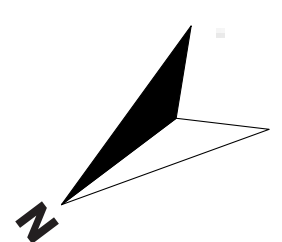
First, Second and Third Floor Plan



Upper Ground Floor (direct access from the Town Square)



Lower Ground Floor (direct access from Havannah Way)



Perspective view of the central atrium

AT THE HEART OF SOMETHING BIGGER

The transformation of Whitehill & Bordon from a Garrison town to a 'Healthy New Town' gives special significance to the role of the new Health Hub. Doctors and Health Practitioners have been engaged throughout the design process.

The popular Park Run at Hogmoor Inclosure - a place for young and old to be active together



Easy access to natural spaces for health & wellbeing



The leisure centre in the town centre gives access to swimming, a modern gym and fitness classes



Attractive outdoor spaces and play areas enable a healthy lifestyle from the start



A variety of sporting facilities in the town give people a chance to stay fit and active



The Community Trust organises events and activities for residents to stay connected



Staying active using the bike to get around Whitehill & Bordon via the Green Loop and new cycle paths



LIVING & WORKING IN THE HEART OF TOWN

Staff and patients working and visiting the new Health Hub will play a vital role in supporting the growing range of shops and facilities in the town centre. Public approval for the Health Hub in this location will accelerate other town centre uses and help enrich local choice.

Healthcare, retail, entertainment and leisure are now all taking shape in the emerging town centre.

The 83 proposed apartments above the Health Hub will supplement these uses with an expanded community who will have excellent access to all local facilities in high-performance and energy efficient homes with quality amenity space and **great views..**

Adding to new office space in the Shed, consulting rooms, space for hire and medically-associated business space in the Health Hub, will complement the range of businesses already settling in the town centre.

Further residential, leisure and commercial space will form part of future phases.



FREQUENTLY ASKED QUESTIONS

You are welcome to provide feedback on the plans for the Health Hub and the content of this exhibition. Some of your questions may already be answered in the FAQ's below.

Ownership & access

Where is the funding coming from?

The building is being funded by Whitehill & Bordon Regeneration Company. The Defence Infrastructure Organisation is providing the land, East District Council are investing £530k from regeneration and utilising £461k developer contributions. NHS tenants will pay rent on the space they require.

Why will the building not be owned by the NHS?

The NHS has limited access to Capital and has been unsuccessful in bidding for funding for specific funding for a new building when grants were last available in 2016.

Why is it just a 25-year lease and not for longer?

The lease term is a standard length for a new build facility. NHS provider contracts are let on a commissioning cycle over shorter periods of time, but the term needs to be long enough to ensure value for public money. Therefore, it is not practical to enter a longer contractual arrangement.

Why does it need to have apartments above it, and not more hospital space?

The Health Hub space has been designed to deliver the scale and flexibility required for health services the remaining floors.

What's the future of The Chase Community Hospital land?

Only when the new Health Hub is available, will the Chase Community Hospital close. The property is owned and managed by NHS property Services (a wholly owned subsidiary of the NHS) who will then need to decide what they wish to do with the site. Until construction has begun and an agreed timeframe for decommissioning services at the facility planned, NHS Property services are unable to plan for other uses of the site.

Will there be a drop-off area/ taxi rank?

Yes, a drop off area will be provided close to the main doors of the Health Hub.

Will patients have to pay for parking to visit the doctor?

No, Parking for patients and staff using the Health Hub will be available, through a managed system within the Health Hub itself.

Services & provisions

Will all the services at The Chase be transferred over?

All current services delivered at the Chase Community Hospital have been planned into the new Health Hub space. These include Physio and Musculoskeletal Conditions (MSK) services, italk, Adult and Older Peoples Mental Health Services and Health visiting.

How many GPs will it have, and will that be more than now?

The Health Hub will be roughly double the size of the Forest Surgery so that gives some idea of the Primary Care staff it can accommodate. However, the whole of the UK is facing a severe shortage of doctors, especially GPs where the number has dropped every year since 2016. Recruitment and retention are a challenge, but the new Health Hub facility should make it more attractive for GPs to work in Bordon.

Will I be able to get an appointment?

Yes, in the same way as you do currently at the Chase Hospital site. The new site offers flexibility and growth to allow for the increase in residents, something the Chase Hospital could not.

Will it have the same opening hours?

The operational details of the Health Hub are yet to be worked through, however access will not be reduced by opening hours.

Will it cope with the increase in residents in town?

Yes, the Health Hub will provide additional flexible space which will accommodate a growing population. Expansion space has been built into the design which will enable NHS services to grow over time and as they are required.

Why won't it have any beds/wards like The Chase?

The beds at the Chase Community Hospital closed a decade ago, as they were unsustainable. The operational model of bed-based care has changed significantly in the time that time, and even with growing population there would not be a safe or proportionate model which would be sustainable.

We welcome your feedback

There are various ways of how you can comment on the exhibition:



- a) Scan the QR Code and fill in the online survey; or
- b) Get a paper copy of the survey inside The Shed; or
- c) Get in touch with the Whitehill & Bordon Regeneration Company, who can post a survey to you.

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Your comments are important to us. The deadline for filling in a survey is xxxxx.

