

Health Hub Update for Health Select Commission

26 June 2025

Summary

- Background to the Project
- Barnsley Case Study
- Site Information and Plans
- Phasing and Funding Proposals
- Project Group

Background

- The Council has been working in partnership with health service partners to consider increasing the currently limited provision of health care services in the town centre.
- This project would see the first step in improving the provision of health services for town centre and surrounding communities.
- The Council embarked on a plan to acquire various underused land and property across the town centre including 42-46 Effingham Street, the former Boots building which was operating as a retail outlet until 2022 when Boots closed, leaving the building empty and unused.
- Acquisition completed in May 2023.
- A phased approach to development was proposed to maximise available funding and partner's estate requirements.

Project Need

- The Council has been liaising with health providers who recognise the benefit of a health provision in this location and are actively engaging with the feasibility process.
- The wider Government plan for change also aims to cut NHS waiting times and deliver more appointments during weekends and evenings.
- Key strategic documents such as, the Long Term Plan for Towns, highlight the importance and transformational effect a town centre health provision can achieve.
- The former Boots building provides an ideal opportunity to realise the benefits of this type of provision for Rotherham town centre, increasing access to health care, increasing footfall in the town centre and enhancing the regeneration of this area by complementing the adjacent new markets and library.
- There is scope within phase 2 of the Health Hub project to directly address these issues by offering services from a convenient location, taking pressure off existing NHS provisions within Rotherham and ensuring the town centre communities have quality accessible services.

Case Study



- Evidence suggests there are multiple benefits to providing health services within easily accessible town centre spaces.
- The Community Diagnostic Centre in the Glassworks in Barnsley opened in April 2022.
- Case study evidence within the Government prospectus for the Plan for Neighbourhoods exemplifies the 'Health on the High Street' approach taken in Barnsley.
- It cites 'improved health outcomes and economic growth, improving patient care and fostering a greater sense of community' amongst the positive outcomes of the facility.
- Phase Two of the project consists of the Health and Wellbeing Hub based in the Alhambra Shopping Centre.
- By attracting an additional 150,000 footfall per annum, the hub is expected to generate at least £1.5 million in additional visitor spend in Barnsley.
- Evidence states that proximity to public transport has minimised missed appointments and attracted an additional 55,000 visits to the town centre, supporting local businesses.

Site Information

- 42-46 Effingham Street, neighbouring the new Rotherham Markets and Central Library, this large property is in a prominent town centre location.
- There is a negative visual impact with the building remaining empty without activity that supports and adds to a vibrant town centre. There has been no private sector interest in the building since the Council's acquisition.
- Since acquisition, the building has been used as temporary storage for the Council's Markets Service and Events Team and as a site office base for Henry Boot Construction and their activities.

Phasing

- The following phases have been proposed:

Phase One:

- The relocation of Abbey Pharmacy from their Howard Street premises. The redevelopment of the Indoor Covered Market requires vacant possession by February 2026.
- Property Services have engaged with the pharmacy, and relocation to this building would be their preference. Their business needs have been incorporated into early designs.

Phasing

Phase Two:

- The exploration of the development of the remainder of the ground floor, first floor, and second floor to provide a new town centre health facility.

Initial Designs Ground Floor



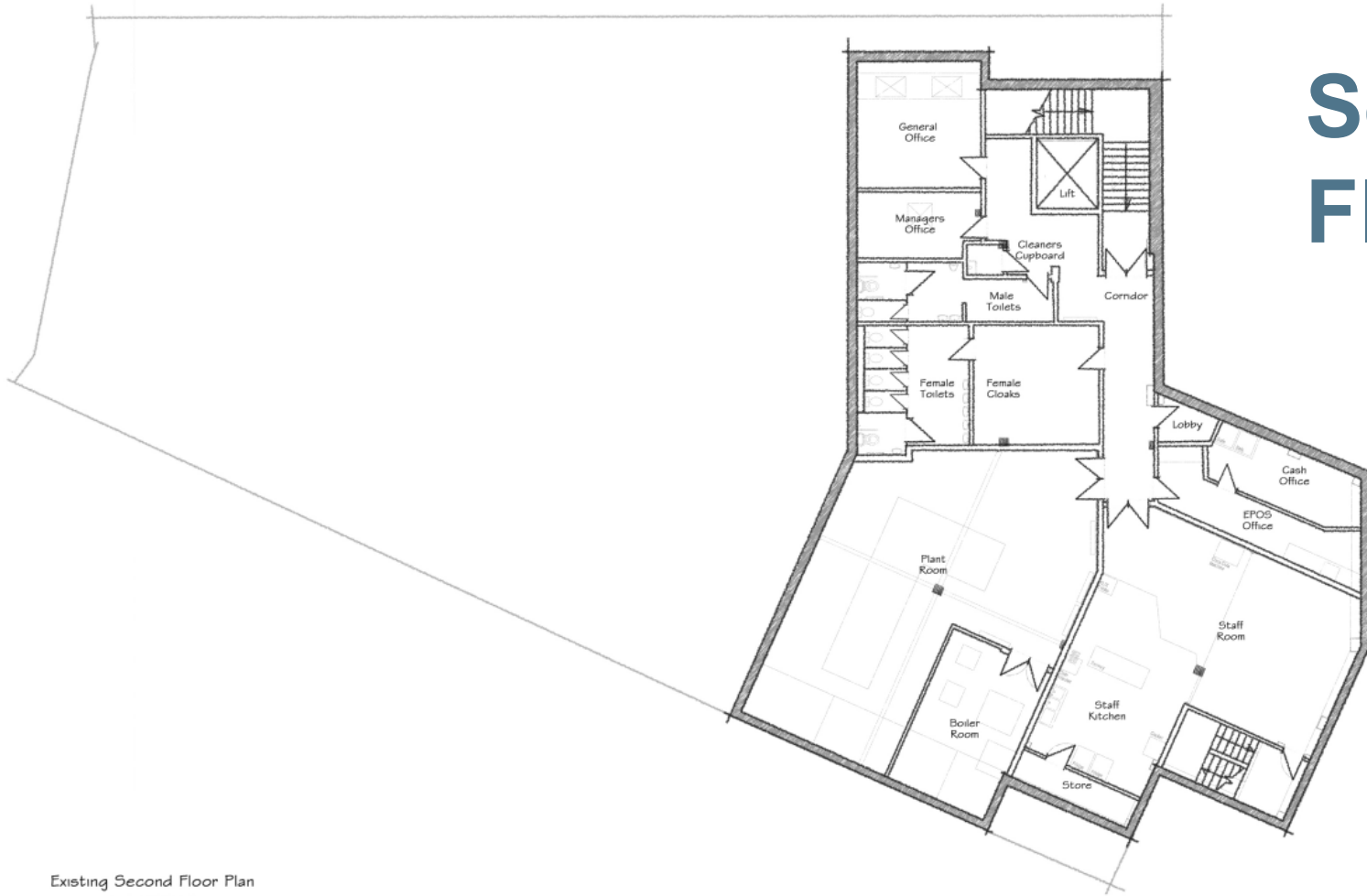
Proposed Ground Floor Plan
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First Floor



Proposed First Floor Plan
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Second Floor



Existing Second Floor Plan
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Funding

- **Phase One** - proposal is estimated to cost £1.3m including fees and contingency.
- **Phase Two**- estimated £400,000 for feasibility work and designs to RIBA stage 4. Further cabinet approval would be required once full cost plans developed.
- It has been proposed to the Town Board to reallocate funds from the Pathfinder Programme

Project Group

- Coordinated by the Regeneration Service and attended by the lead officers from the Regeneration Service, Building Design Team, the Health Service providers and the Architect.
- Progress from the Task and Finish Group will be reported through the Regeneration Programme Board and Capital DLT and the Markets and Library Board for phase 1.
- Following completion and acceptance by all parties of the full feasibility and design works for phase 2, a project delivery governance structure will be proposed and detailed in a further Cabinet report.