

KINMEL BAY MEDICAL CENTRE

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TO WHOM IT MAY CONCERN

APPLICATION FOR Y MORFA LEISURE CENTRE EXTENSION UNDER DECC 'LOW CARBON COMMUNITIES CHALLENGE'

In grasping the potential implications of the above application from the viewpoint of this Practice there are several points to make, namely:

1. The central location of the present Medical Centre within the 'half' of Kinmel Bay that is situated North of the railway has its origins in the 1990 floods, in that whereas this 1/3 acre site had previously been earmarked for commercial development, in the aftermath of the floods partners were able to persuade the Land Authority for Wales that a new surgery building was a greater priority in terms of the rebuilding of confidence in LAW's ongoing house-building programme following the temporary post-disaster moratorium on new building.
2. The Practice partners now recognise that a new cross-roads has been reached in that not only has Primary Care itself moved a long way in terms of the sharing of agendas between medical, nursing and other professions, but also within Conwy a successful programme has been set up in several other locations (notably Llanfairfechan and Llanrwst) whereby Primary Care, Secondary and Community Care and Social Services have come been enabled to work more closely together through seizing shared development or re-development opportunities, thus putting into practical effect the 'Making the Connections' agenda.
3. Representatives of the Practice have attended meetings of the Morfa Rhuddlan W Flood Resilience Group. It is hoped that a new-build opportunity might come to the fore through the forthcoming planned move of the Kinmel Bay ASDA store (near us, also north of the railway, but on the west side of St Asaph Avenue) to west Rhyl.
4. The Practice is aware that part of the rationale for such a building could well be its availability as a two-storey Safe-Refuge for vulnerable adults living north of the railway in the event of a serious flood risk warning.
5. The development of premises to accommodate multi-disciplinary services is a very complex process. Presently primary care medical teams work with representatives of the local health board and with representatives from secondary and community care and social services to develop a service that is appropriate for present and future needs. Such a development must come within the Primary Care Estates Strategy and must have Welsh Assembly agreement. We will need to look for a strong lead to be taken together by both Conwy CBC

and the new Betsi Cadwaladr University Local Health Board. An Integrated Health Centre in Kinmel Bay was included in the legacy Primary Care Estates Strategy handed over to the Betsi Cadwaladr University Local Health Board on 1st October 2009.

6. With regard to the present application, it is clear that it could set an excellent precedent to point towards in terms of setting in motion the momentum that is now needed in order to motivate and drive forward our own new-build aspirations on the basis of a shared agenda in which Conwy CBC and the Health Board take a joint initiative under the Strategic Regeneration Area umbrella. This is something which this Practice would support.

7. The wider health promotion and environmental awareness aspirations behind the Y Morfa Leisure Centre proposals are all excellent in themselves and again would seem to strengthen the arguments for joint day-to-day working of the sort that members of the Practice would be delighted to be an even greater part of as we look to a future that has many challenges waiting to be turned into opportunities.

With the above points in mind, on behalf of this Practice I have no hesitation in warmly endorsing the above application.

Yours faithfully,

Peter Dutton
(Practice Manager)