

### Appendix 3:

#### Covent Garden Health and Wellbeing Hub – High level potential requirements

Organisation with contact	Space required	Other requirements eg accessibility	Notes eg parking needs
<b>Primary Care</b> (Wendy Gault) (Note: initial high level estimate, subject to review)	<b>Clarendon Lodge GMS – 1298m<sup>2</sup>; 20 clinical rooms</b> – in line with HBN 11-01 and factoring in training hub clinical space (3 x training rooms for GP registrars etc)  <b>PCN Hub – 111m<sup>2</sup></b> (based on current Gainsborough Lodge space) note subject to change as detailed PCN estates planning progresses <b>Total: 1409m<sup>2</sup> (GIA)</b>	1.Disabled Access 2. Clinical rooms preferred on ground floor, can be first floor permitted, in line with HBN guidance but not as desirable. 3. Admin space as per standard requirements	Associated car parking spaces for GP practice. Health and Wellbeing requirements
<b>Coventry and Warwickshire Partnership Trust:</b> Clare Hollingworth	<ul style="list-style-type: none"> <li>• Medic office space x 5 rooms</li> <li>• Individual rooms for Clinical use x 10 rooms</li> <li>• Clinical space Physical Health space x 2</li> <li>• Individual offices for clinical staff x (between 11 and 14) to fit 31 desks</li> <li>• Manager's office x 3</li> <li>• Reception and waiting room area</li> </ul>	1. Sound proofing for assurance on confidentiality 2. IT infrastructure in place 3. Building accessible 24/7 4. Access for Pit alarms to be fitted  If shared with children's services would need a separate entrance and exit.  Could share the building with other services with their own individual offices VCSE e.g. MIND, Rethink or	Access to a long stay car parking

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	<ul style="list-style-type: none"> <li>Admin office space x 11 desks</li> <li>Staff welfare space</li> <li>Access to meeting rooms x 1 or 2</li> </ul> <p><b>Additional requirements:</b></p> <ul style="list-style-type: none"> <li>Storage space</li> <li>Space for medication fridges</li> <li>Other equipment</li> </ul>	charities working with Adult Mental Health	
<p><b>Warwickshire County Council:</b> Bernie Lally/Rebecca Couch</p> <p>Mental Health</p> <p>Autism</p> <p>Mental Health</p>	<p>Drop in coffee morning indoor lounge needed any wk day during term time for 6-10 people</p> <p>Autism awareness sessions for parents need a small hall on ad hoc basis during term time 1 day per wk for up to 20 people</p> <p>Drop in venues in the community, such as a lounge, needed 1 x per week for up to 15 people</p>	<ul style="list-style-type: none"> <li>Fully accessible toilets</li> <li>Café or kitchen essential</li> </ul>	<ul style="list-style-type: none"> <li>Free disabled and standard spaces for parking</li> </ul>

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Sexual Health	Hub and spoke in accessible locations needed with indoor non-clinical appointment rooms. Daily for up to 3 people.		
Sexual Assault/Violence Support Services	Drop in venues across the community. Non clinical appointment rooms weekly for up to 4 people.		
LD & Autism	Daily day opportunities in a small hall for 20-30 people. Provider can pay market rates.		
Floating support for YP 16-25	Drop in venues in small hall fortnightly		
Dementia	Indoor small hall and week day for 15-20 people		
Dementia Connect	Indoor non-clinical appointment rooms on a 4 weekly basis for up to 3 people.		

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Dementia	Dementia cafes in an indoor small hall. Fortnightly on a weekday for 15-20 people.		
<b>SWFT Community Services:</b> Mark Jones	<p><b>Designated clinical accommodation</b></p> <ul style="list-style-type: none"> <li>Consulting/examination rooms 16.00m x 3 = 48m<sup>2</sup></li> <li>Consulting/interview room 12m<sup>2</sup> x 1</li> <li>Virtual triage room 5m x 3 = 15m<sup>2</sup></li> <li>Group therapy room 25m<sup>2</sup> x 1</li> <li>Physical Measurement bay 3.5m<sup>2</sup> x 1</li> <li>Hot desk facility 4/5 persons 25m<sup>2</sup> x 1</li> <li>Circulation TBC</li> <li>Engineering TBC</li> <li>Planning TBC</li> <li>1 x reception</li> </ul>	<p>Sessional use for Paediatrics, S&amp;LT, Catheter clinics, Midwifery and Health Visiting OoH offer TBC.</p> <p>Sessional use.</p> <p>Private desk space for staff to use to undertake virtual assessments. Desk computer (no storage in room)</p> <p>Sessional use for Paediatrics, S&amp;LT and Health Visiting OoH offer TBC</p> <p>This could be a shared facility. Dependent upon whether the venue becomes the sole point of service delivery for selected services</p>	

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	<ul style="list-style-type: none"> <li>• 1x waiting area</li> <li>• Patient WC Ambulant</li> <li>• Disabled/Wheelchair WC</li> <li>• Baby changing/infant feeding</li> <li>• Group room</li> <li>• Staff toilets – Ambulant</li> <li>• Staff shower</li> <li>• Staff change</li> <li>• Staff welfare</li> <li>• Meeting room/s</li> <li>• Equipment store</li> <li>• Clean utility</li> <li>• Dirty utility</li> <li>• Disposal hold</li> <li>• Cleaners room</li> <li>• IT communications room</li> </ul>	<ul style="list-style-type: none"> <li>• SWFT can share these facilities with other service providers (other than designated clinical accommodation) Spatial need to be determined once functionality confirmed.</li> </ul>	
<b>Post Office</b> <ul style="list-style-type: none"> <li>• Arjun Brothers Limited, Fulford House, Newbold terrace, Leamington Spa, CV32 4EA</li> </ul>	<p>Total: 2000 ft2 (186 sqm)</p> <ul style="list-style-type: none"> <li>• 250 ft2 (PO) (23m2)</li> <li>• 1000 ft2 (Retail)(93m2)</li> <li>• 250 ft2 (Daily Deli)? (23m2)</li> <li>• 500 ft2 (Welfare &amp; Storage Room) (47m2)</li> </ul>	<p>Rear &amp; Front Access</p> <ul style="list-style-type: none"> <li>• Delivery/Goods Intake (Rear)</li> <li>• Fire exit (Rear)</li> <li>• Disabled Ramp/Access (Front &amp; Rear Entrance).</li> </ul>	<ul style="list-style-type: none"> <li>• 2 Dedicated Front Store Parking for Disabled Parking</li> <li>• 2 Dedicated Front Store Parking for Family/Parent &amp; Child Parking</li> </ul>

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<ul style="list-style-type: none"><li>• Post Office Services</li><li>• Retail of Convenience/Pet Products</li><li>• Convenience Products &amp; Fresh food.</li></ul>		<ul style="list-style-type: none"><li>• 24 Hour Access Required (Post Office Security Requirements/ Alarms/Keyholders)</li></ul>	<ul style="list-style-type: none"><li>• 2 Dedicated Front Store Parking for Electrical Vehicle Charging Points</li><li>• Parking for Staff (front) or (Rear), 3 spaces.</li></ul>
<b>South Warwickshire Citizens Advice</b>	<p>6 client interview rooms, networked and suitable for confidential working with clients/families (ventilated)</p> <p>Pod space where staff can have private discussions with clients, perhaps with screens/protected seating</p> <p>Larger meeting room for staff to have training/meetings</p> <p>Hot desking networked space for 10-15 staff</p>	Wheelchair accessible ground floor	<p>Car parking for staff or a subsidised system for staff having to come into the town centre is useful.</p> <p>Accessible free car parking for clients.</p>

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	Training room facilities to be used on ad hoc basis (could be shared with other agencies)  Kitchen space/refreshments  Printing facilities		
<b>WDC Hub</b>	Space/desks for 4/6 staff -Private interview room for confidentiality -Access to IT & telephony -Prob ground floor/easily accessible for infirm/elderly/vulnerable residents -Break out facility for staff		
<b>Job Centre</b>	Estimated: 52 staff requiring approx 33 front of house & 18 back of house desks. Equates to around 700 sqm (7,534sq ft)		