

# Teignmouth update

September 2024

## Overview

This paper provides an update on work by NHS Devon to secure accommodation for Channel View Medical Practice in Teignmouth.

In July 2024, the NHS in Devon stood down plans for a new Health and Wellbeing Centre in Teignmouth – the cost of the building had more than doubled due to spiralling construction prices and increases in the cost of borrowing since estimated costs were published in 2020.

The July decisions by the Boards of NHS Devon and Torbay and South Devon NHS Foundation Trust (TSD) were required to allow the NHS to fast-track work to support Channel View Medical Group, which was due to relocate from its two town centre bases into the new building. A solution is needed as the lease on one of Channel View's sites – in the Den Crescent – ends on 31 March 2025.

## Background

A [briefing](#) setting out the position in relation to the standing down of the project was shared with the committee in July 2024 and is also appended to this paper, for reference.

Further information can also be found in the Board papers for NHS Devon Board meeting of [25 July](#) and TSD's Board meeting of [31 July](#).

As commissioner of primary care, NHS Devon is supporting Channel View Medical Practice to resolve the estates issues faced. Although TSD was going to be the practice's landlord under the plans for the health and wellbeing centre, it is not envisaged that any similar arrangement would be part of future plans, and the decisions of the Boards in July effectively end TSD's involvement in this work.

## Current work to address the property challenges

The Board of NHS Devon met in public and private sessions on 25 July 2024 to discuss the Teignmouth issues.

During the [public session](#), Board members formally agreed that immediate action is required to provide support to the Channel View Medical Group to enable continuity

of primary care services in Teignmouth and noted that options in relation to this were to be presented to the Board meeting in private later that day.

The subsequent meeting was held in private due to the need to consider the financial implications – which are commercial in confidence – of the possible options for addressing the accommodation challenges facing Channel View.

At the meeting, the Board approved a series of recommendations regarding resources to support work to resolve the accommodation issues in the short and medium term.

Since then, NHS Devon primary care and estates colleagues have been working very closely with the partners and Channel View to secure both a short- and longer-term estates solution.

To ensure services remain in place, this work includes negotiations for the retention of existing estate, together with potential additional office space to enable the practice to operate as effectively as possible within those premises.

NHS Devon remains committed to seeking a one-site longer term solution for the practice and patients. Scoping is underway for what this could look like, and an update is expected this autumn.

ENDS