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Cwm Taf Morgannwg
University Health Board



Meeting Readout | Maesteg Hospital / Llynfi Valley Health & Wellbeing Centre 29 January 2026

Attendance

- Cwm Taf Morgannwg (CTM UHB) representatives:
 - *Jonathan Morgan, Chair*
 - *Paul Mears, Chief Executive Officer*
 - *Claire Thompson, Executive Director of Strategy and Transformation*
 - *Dale Stolzenberg, Assistant Director of Transformation*
 - *Dr Sarah Medlicott, Associate Board Member*
 - *Paul Deenik, Associate Board Member*
- Local Elected Representatives:
 - *Huw Irranca-Davies MS*
 - *Cllr Paul Davies*
 - *Cllr Chris Davies*
 - *Cllr Malcolm James*
 - *Cllr Martin Hughes*
 - *Cllr Philip Jenkins*
 - *Cllr Ross Thomas (also serves as Chair of Maesteg Hospital League of Friends)*
 - *Cllr Richard Collins*
- Bridgend County Borough Council representatives:
 - *Cllr Jane Gebbie, Deputy Leader / Cabinet Member Social Services, Health and Wellbeing*
 - *Cllr Neelo Farr, Cabinet Member for Regeneration, Economic Development and Housing*
 - *Claire Marchant, Corporate Director – Social Services and Wellbeing*

What Was Covered

CTM UHB outlined the current position regarding the provision of health and wellbeing services in the Llynfi Valley, Maesteg Community Hospital and the development of a health and wellbeing centre.

All recognised their shared desire is to address the poorer health outcomes and healthy life expectancy for people in the Llynfi Valley and that decisions about the future of services at Maesteg Hospital would be made with this as the priority.

CTM UHB reaffirmed that no decision has been taken to close or sell Maesteg Community Hospital.

CTM UHB committed to ongoing community engagement, supported by Llais (the patient's voice champion for Wales) and other Third Sector organisations. Further detail will be shared over the coming weeks.

CTM UHB stated its aim is to deliver more services for more people in the Llynfi Valley.

Significant discussion was held around community bed provision, and more detail is outlined below.

Local elected representatives and CTM UHB agreed to meet on a regular basis.

Headline information provided by CTM UHB included:

- CTM UHB ensures day-to-day maintenance is taking place at Maesteg Community Hospital, but does not have access to the millions of pounds necessary to address the maintenance backlog within the building

- CTM UHB targeted the national Integrated Rebalancing Capital Fund (IRCF) monies to develop a Llynfi Valley Health and Wellbeing centre with the intention of doing so at Maesteg Community Hospital. IRCF funding is time-limited and CTM UHB need to submit its first formal business case before the end of the next financial year (by 31 March 2027)
- CTM UHB has undertaken ongoing, extensive community engagement (including a standing offer to meet with local community groups with various groups taking up that offer), and appointed external partners following due process through the Welsh Government Building for Wales Design for Life Framework to assist with the development of the necessary business cases
- CTM UHB's total target project cost is around £30M (subject to approval of business cases by Welsh Government)
- Maesteg Hospital currently offers limited services and is not suitable for other services due to the poor condition and configuration of the building
- CTM UHB wants to deliver more services for more people in a Llynfi Valley Health and Wellbeing Centre, building upon what is currently offered at Maesteg Hospital, and having heard from local people is planning to include in the business case:
 - Urgent Care (Minor Injuries and Illness)
 - X-Ray and Ultrasound
 - Wider-range of Outpatient Services with consultation and treatment rooms, including for children and women's health services (including ophthalmology services for glaucoma and other eye conditions)
 - GP provision
 - Mental health services
 - District Nurses, Health Visitors, and other outreach teams
 - Joint Health Board and Local Authority services for adults, children and families
- CTM UHB's business case would not include community beds for the reasons already made public: Shift to at home provision, with multi-disciplinary teams supporting people in their own homes, and very high cost of building a new ward and associated services
- The at home approach is supported by international evidence that shows admitting frail older people into hospital can lead to a decline in both their physical and cognitive ability. For those over 80, 10 days of bed rest in hospital can cause muscle aging equivalent to 10 years
- CTM UHB is aiming to secure intermediate care beds in local care homes to allow local people to be cared for closer to home, supported by CTM UHB staff, when at home provision is not suitable, including potentially respite care, palliative care and reablement care
 - *CTM UHB noted that a hospital bed costs around £500 per night and a nursing care home bed is around £1,000 per week*

Existing Maesteg Community Hospital Site

- CTM UHB's partners completed feasibility studies on a range of options and building sizes, but to deliver the identified services will cost a minimum of more than £40M – these are more than just building costs, but equipment costs, fees, other indirect costs and VAT
- There are specific building standards that must be met for modern healthcare, including specifications around room sizes, infection control, flooring etc.
- These costs are independently assessed by CTM UHB appointed Cost Advisors, who work on similar schemes across the UK, to ensure they are reflective of current market costs
- IRCF will not cover the maintenance backlog to return the building as it used to be. The building needs to be appropriate to support the delivery of future health and wellbeing centre services, including focusing on general population health and social care and ill-health prevention, substantive GP services, Local Authority and Third Sector health services etc.
- CTM UHB and external partners considered different ways of reducing the costs, including phasing the build programme and off-site construction, but costs remained very similar

Potential New Site at Ewenny Road

- CTM UHB could not countenance missing out on the potential for £30M to be spent in a community with significant health challenges
- CTM UHB needed to consider alternative sites that could deliver tangible positive impacts to the health and wellbeing of people in the Llynfi Valley, including building a new facility at Ewenny Road, Maesteg
- Early feasibility work suggests that a new building, with the services identified, could potentially be delivered within, or close to, the available budget
- If the new site is chosen, it would also mean Maesteg Community Hospital would remain open and deliver services locally until the new building opens

- More detailed feasibility work is being undertaken as part of the business case development and will be made public in due course
- There is no funding available to keep Maesteg Hospital open in its current form and build a new health and wellbeing centre

Issues Raised by Local Representatives

- Significant discussion on community bed provision, the shift to at home provision underpinned by evidence, including recognising the physical and cognitive impact of extended hospital bed rest for those over 80, and a need for a collaborative approach to older persons bed provision between CTM UHB, Local Authority and other partners. This includes at home provision and care home placements
- Recognition of the current health challenges within the Llynfi Valley when compared to the rest of the region, including higher rates of chronic conditions and mental health challenges across all ages. Broad discussion around the range of services CTM UHB (and the Local Authority and Third Sector) aim to provide at a Llynfi Valley Health and Wellbeing Centre, including over operating hours
- CTM UHB took on board concerns raised about the methods used by CTM UHB when providing updates to the community. CTM UHB agreed to be more proactive, with in-person events supported by Llais and other appropriate organisations. This will need to include everyone in the Community, including younger people, families and children, as representatives pointed out these groups are often hardest to engage in the discussion, but will benefit from more services in the Llynfi Valley
- Discussion around local public transport provision and ability for people to access services wherever they are located
- Discussion over the timelines for the completion of the business case process for a Llynfi Valley Health and Wellbeing Centre. A like-for-like comparison of the options open to us will be available for Easter 2026, and more detailed engagement around these options will take place thereafter (whilst avoiding the Senedd election period)
- Depending on the option chosen after engagement, CTM UHB made it clear that it would do everything possible to be clear on the future of the existing site, in conversation with the community, local elected representatives, Bridgend County Borough Council and other partners, before submitting the Final Business Case

Next Steps

1. CTM UHB and the Local Authority will provide further public information about 'Hospital at Home' and Local Authority social services provision for older people and the evidence that underpins it, including local care home provision, so the community are fully informed and to support community engagement (this will be published following a meeting with local elected representatives in March)
2. CTM UHB to provide further information around its plan for broader community engagement on the options open to us to deliver a Llynfi Valley Health and Wellbeing Centre (no later than end Feb 2026)
3. CTM UHB will meet regularly with local elected representatives for discussion on the development of a Llynfi Valley Health and Wellbeing Centre and wider health and wellbeing issues (next meeting in early March 2026)