

## Trust Board Report

<b>Meeting Date:</b>	28 <sup>th</sup> October 2013
<b>Title:</b>	Delivery of Estates Strategy 2009/10 to 2018/19, Quarter 2 Report for 2013/14
<b>Executive Summary:</b>	To provide the 2 <sup>nd</sup> Quarterly report for 2013/14 on the implementation of the Trust's Estate Strategy.
<b>Action Requested:</b>	To note and endorse.
<b>Report of:</b>	Head of Estates Development
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<b>Resource Implications:</b>	None
<b>Public or Private:</b> (with reasons if private)	Public
<b>References:</b> (eg from/to other committees)	Sustainability and Carbon Reduction Group Arts and Wayfinding Sub Group DDA Estates Sub Group
<b>Appendices/ References/ Background Reading</b>	Attachment 1
<b>NHS Constitution:</b> (How it impacts on any decision-making)	In determining this matter, the Board should have regard to the Core principles contained in the Constitution of: <ul style="list-style-type: none"> <li> Equality of treatment and access to services</li> <li> High standards of excellence and professionalism</li> <li> Service user preferences</li> <li> Cross community working</li> <li> Best Value</li> <li> Accountability through local influence and scrutiny</li> </ul>
<b>Background Details</b>	
<b>1</b>	<b>See Attachment 1 for detailed report</b>

**2013/14 Quarter 2 Progress Report on the Delivery of the Trust Estate Strategy, 2009/10 to 2018/19**

***Governance Arrangements***

- The Estates Development Governance Meeting is scheduled quarterly and reviews all matters in accordance with the Trust's Governance agenda.
- The Estates Development Team acts as the coordinator for the multi disciplinary team which manages and monitors compliance with CQC Outcome 10 – Safety and Suitability of Premises. This team meets three times each year. The last meeting was held in September 2013.

***Progress Report for Components of the Estates Strategy***

• **Implementation of the Site Strategy and Capital Programme**

The progress against the 2013/14 Capital Programme is reported under separate cover on a monthly basis. In future this report will be submitted to the Finance and Performance Committee.

A report on the backlog maintenance position resulting from condition surveys commissioned for the New Cross site, West Park and community premises has now been scheduled to go to the Finance and Performance Committee in November.

An updated version of the Estate Strategy Document will be available by the end of October 2013. This is likely to be requested in conjunction with the submission of the Outline Business Case for the Emergency Centre to the NHS TDA.

• **Schemes within Stage 1 of the site master plan and other Major Projects**

**New Emergency Centre**

The Executive Summary of the Outline Business Case (OBC) for the new Emergency Centre was presented to a Special Trust Board Meeting on 7<sup>th</sup> October 2013. The final version of the OBC has been submitted to the Trust Board for approval under separate cover and to Wolverhampton Clinical Commissioning Group for Commissioner sign off.

The enabling works for the project are scheduled to start on site on 21<sup>st</sup> October 2013. Moves associated with vacating accommodation on the north side of the main corridor to facilitate demolition are underway.

## Other projects

### **Interim Majors Cubicles and Clinical Decisions Unit (CDU)**

The Interim CDU opened in September 2013 with 6 spaces. The additional 'majors' cubicles are due to be operational in early November 2013.

### **Demolitions**

The former Pathology buildings have now been cleared to facilitate the following:

- Clinical Chemistry – demolition during 2013/14;
- Microbiology – temporary decant to facilitate other projects and then demolition potentially in 2014/15;
- Histopathology – refurbishment to allow the relocation of pharmacy;

The former Haematology laboratory has been refurbished to accommodate the integrated social services and capacity team. The occupation of this space took place in early October 2013.

- **Agile Working**

Pilot projects to improve utilisation of corporate administrative accommodation are now underway. This work follows on from a utilisation study on the New Cross site which was conducted in 2012. These pilots include:

1. Introduction of a desk booking system for the new integrated social services and capacity team. This was introduced into the newly refurbished Haematology accommodation in October 2013;
2. Introduction of central meeting room booking system for a number of meeting rooms on the New Cross site. This is scheduled to be introduced by 31<sup>st</sup> March 2014;
3. Rollout of the desk booking system to the Corporate Services Centre, scheduled to take place in 2014/15.

- **Sustainability and Carbon Reduction**

The CHP (Combined Heat & Power) plant went live in April and is making significant savings in imported electricity and therefore carbon reductions.

Unfortunately the system has suffered from initial reliability issues and there have been some problems in integrating with existing site wide systems. Work is however ongoing to resolve these issues.

This year the electric demand on site has risen by more than 10% due to additional site wide demand. The cost of electricity has also risen by over 30% compared to last year's prices.

Future carbon reduction schemes under development include an energy efficient lighting scheme using high frequency lights, LED technology and controls.

## **Waste Management Policy (HS10)**

The revised Waste Management Policy, incorporating the waste activities at the recently transferred community premises, was reviewed and accepted by the Waste Management Executive Group on 30 July 2013. The disposal processes set out in the policy have been strengthened to provide better compliance with equipment disposal and more emphasis on reuse and recycling opportunities. The policy will be tabled at Policy Committee on 1 November for acceptance.

- **Travel Plan, Access and Car Parking**

The Multi Storey Car Park project is making good progress with completion on schedule for February 2014.

The site is coping reasonably well with parking at this current time. This will be regularly monitored as further staff parking is taken out of use albeit on a phased basis, as the enabling works for the Emergency Centre progress.

The centre site car park adjacent to Radiology has now been reassigned from staff to patient and visitor parking.

- **PLACE Assessments (Patient Led Assessment of the Care Environment)**

On the 20<sup>th</sup> February 2013 the Chief Nursing Officer for England announced the new system for assessing the quality of the hospital environment from April 2013

Patient-Led Assessment of the Care Environment (PLACE) replaced PEAT – Patient Environment Action Team. The new ward inspection regime concentrated on things that matter most to patients and looks at how the environment supports patients 'Privacy and dignity', food, cleanliness and general building maintenance and décor. It focuses entirely on the care environment and non-clinical issues.

The inspection process was very much led by the patient assessors supported by a staff member acting as scribe. Each team comprises of at least 50% patients.

The patient assessors had received training on how to conduct the inspection and it was made clear that it was their opinion and not the staff members that that counted and would be documented. The inspection process was not a technical audit.

The comments from the Patient Assessment summary sheet made on the day are as follows;

**West Park** – A good hospital being modernised, well maintained and where patients are being treated very well with dignity and respect and the food service was very good.

**New Cross** – Generally the hospital is in good condition considering the age of some buildings. Food was of a very high standard, well prepared with a wide choice and served at the correct temperature. Generally the signage in the hospital is confusing.

On the whole both sites scored very well and obtained good results. Both sites scored above the National Average with the following exception;

RWT – Privacy & Dignity	88.79%
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National Average	88.87%
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Although all other areas scored higher than the National Average the Trust is required to produce an Action Plan.