

Trust Board Report

Meeting Date:	22 nd July 2013
Title:	Delivery of Estates Strategy 2009/10 to 2018/19, Quarter 1 Report for 2013/14
Executive Summary:	To provide the 1 st Quarterly report for 2013/14 on the implementation of the Trust's Estate Strategy.
Action Requested:	To note and endorse.
Report of:	Head of Estates Development
Author: Contact Details:	Mike Goodwin Tel 01902 695947 Email: mikegoodwin@nhs.net
Resource Implications:	None
Public or Private: (with reasons if private)	Public
References: (eg from/to other committees)	Sustainability and Carbon Reduction Group Arts and Wayfinding Sub Group DDA Estates Sub Group
Appendices/ References/ Background Reading	Attachment 1
NHS Constitution: (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"> ✚ Equality of treatment and access to services ✚ High standards of excellence and professionalism ✚ Service user preferences ✚ Cross community working ✚ Best Value ✚ Accountability through local influence and scrutiny

Background Details

1	See Attachment 1 for detailed report
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2013/14 Quarter 1 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 department is regularly reviewing and updating evidence for NHSLA compliance in line with the Trust's September 2013 timescales. There are no major issues of concern.
- 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.
- The Trust's Estate Strategy Document is currently being updated. This is likely to be requested in conjunction with the submission of the Outline Business Case for the Emergency Centre to the NHS TDA.
- The Trusts Energy Strategy is currently under review following installation of the Combined Heat and Power Plant to determine the best way forward for the Trust in terms of site energy distribution. The outcome of the review being undertaken by Capita will be available 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.

A detailed report on condition surveys commissioned for the New Cross site, West Park and community premises will be provided in September 2013. This information will provide a revised baseline for backlog maintenance liability from 2013/14 to 2017/18.

The Trust vacated Coniston House early July 2013 following implementation of the Contract break by WCPCT (property subsequently managed by NHS Property Services Ltd). This has resulted in IT data centres being relocated to West Park and New Cross and a number of IT network lines being re-routed. Payroll and IT staff located at Coniston House have moved to new premises at St Johns House in the City Centre. A new three year lease has been signed between the Trust and the commercial landlord for this accommodation. This has been a complex move which has had to happen at very short notice. A business case was developed for this move.

The Trust has now replaced signage in Community Premises to indicate the transfer of ownership.

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

Integrated Pathology Building – Progress Report

Changes to the Pathology Building, to accommodate the extended Cytology Service was completed on schedule with the new service commencing in June 2013. There are some works on going but essentially the building project is complete. A final BREEAM assessment and Post Project Evaluation will be undertaken in the next few months. Lessons learnt from this

project will be applied to future projects including the new Emergency Centre Project.

Emergency Centre and associated projects

A presentation on the proposals for the new Emergency Centre was made to a Special Trust Board Meeting on 27th June 2013 which outlined the proposals and key outstanding issues associated with the project. The Strategic Outline Case and Outline Business Case are currently being finalised so these can go through the necessary approvals process.

Interim proposals to provide additional capacity within the existing Emergency Department have now been approved and work on site has commenced.

- Other projects

Demolitions

The former Pathology buildings are now being 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;
- Haematology – refurbishment for relocation of combined social services (from Board of Guardians Building) and capacity teams.

• Sustainability and Carbon Reduction

The Trust was unfortunately unsuccessful in its bid for monies from the National Energy Efficiency Fund and will now proceed with the carbon projects identified in the capital programme. The Trust is currently preparing its annual submission for the Carbon Reduction Commitment (CRC). Savings attributable to the installation of the Combined Heat and Power Plant are starting to be realised.

• Travel Plan, Access and Car Parking

The work on the Multi Storey Car Park commenced on site on 8th July 2013 and will complete in February 2014. This will occupy approximately one third of the current public and staff car park on the East side of the hospital.

100 car parking spaces will be kept open for visitor parking in this area during construction and other spaces reassigned to try and reduce the impact on parking across the site during this time.

• PLACE Assessments (Patient Led Assessment of the Care Environment)

The self assessments at both West Park and New Cross Hospital have now taken place. The Trust expects to receive the results in July but these will not be available publicly until September 2013. The Hotel Services department are currently in the process of devising action plans following the assessments and will be setting up action plan review groups to monitor progress with actions as appropriate.