







Trust Board Report

| | |
|---|--|
| Meeting Date: | 27 th January 2014 |
| Title: | Delivery of Estates Strategy 2009/10 to 2018/19, Quarter 3 Report for 2013/14 |
| Executive Summary: | To provide the 3 rd 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: | Mike Goodwin Tel 01902 695947 |
| Contact Details: | 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 |
|---|--------------------------------------|

2013/14 Quarter 3 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 now reported on a monthly basis to the Trust Management Committee and Finance and Performance Committee. A revision of the Capital Programme projects has been undertaken in order to deliver a balanced programme and this was submitted to the Trust Board and Trust Management Committee under separate cover in November 2013. Delivery of the 2013/14 programme to budget is on target as at Month 9.

A report on the backlog maintenance position resulting from Condition Surveys commissioned for the New Cross site, West Park and community premises was submitted to the Finance and Performance Committee as scheduled in November 2013.

- **Schemes within Stage 1 of the site Master Plan and other Major Projects**

New Emergency Centre

The Outline Business Case was submitted to the NHS Trust Development (NTDA) Authority on 29th October 2013 following Trust Board approval. The OBC was subsequently approved by the WCCG Governing Body on 12th November 2013. Since October the Trust has responded to a number of queries and clarifications raised by NTDA. The Trust in consultation with the NTDA had anticipated an approval date of January 2014 but it has now been confirmed that an Estates/Design Review will also be needed. It is hoped that January approval will still be possible subject to the Estates Review taking place at FBC submission but this is yet to be confirmed.

The DH Gateway Review of the Project took place on 4th and 5th December 2013 as scheduled and the final report has now been received. The Trust is now working through the recommendations and will provide a report to the Trust Board and Trust Management Committee in February 2014.

The enabling works for the project are progressing and are scheduled to complete on 14th April 2014. Moves associated with vacating accommodation on the north side of the main corridor to facilitate demolition are underway. The demolition will include closure and removal of the AMU ambulance entrance. Alternative provision is being made for the services which currently use this entrance.

A decision has now been made to procure the main contract using the Procure 21+ process rather than through the Traditional Contract route. A paper explaining the reasons for this decision and scope of work agreed to date is presented as a separate paper.

Other projects

Interim Majors Cubicles and Clinical Decisions Unit (CDU) & Paediatrics expansion

The first phase of this project, namely the A&E Extension is now complete. A remodelling of a part of the existing space in the Children's Ward is now underway to provide additional capacity for paediatrics.

Demolitions

The strip out of the Clinical Chemistry laboratory is underway to facilitate demolition by the end of the financial year.

Refurbishment of the former Histopathology building for Pharmacy will commence in April 2014 once design work is complete.

- **Sustainability and Carbon Reduction**

Meetings with the Crown Commercial Services (formerly Government Procurement Services) are scheduled to take place to discuss opportunities to reduce the effects of price rises in energy in future years around a new energy procurement contract. Alternative suppliers are also being considered.

Problems with the waste heat boiler have had an impact on CHP not being able to run which has effected generation. Plans are however in place to resolve the water quality problems.

Phase 2 of the Carbon Reduction Commitment Energy Efficiency Scheme begins on 1 April 2014. The first deadline under the scheme is registration of CRC Participants by 31 January 2014.

First year of Phase 3 of EU ETS ended on the 31st December 2013 the final submission will take place before the 31st March deadline and will see significant increase due to the extra gas used by the CHP. However this cost will be offset by the reduction of Grid electricity and the reduction in cost from the CRC. However some of the cost reduction will be offset due to community properties having to be included in the Trusts CRC submissions for the first time.

- **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 however some temporary parking at the Village Inn has been organised to replace parking taken out by the Clinical Chemistry demolition. Following the opening

of the Multi Storey Car Park a number of areas currently used for parking will be closed to facilitate the construction of the new Emergency Centre.

- **Transfer of Properties under TCS**

The Trust has yet to receive copies of leases and licenses for properties in which the Trust provides services but are owned by other organisations. Where the Trust owns properties in the community and has tenants, lease agreements with these tenants are currently being drawn up. The Trust has successfully secured the ownership of Pendeford Health Centre as a late transfer but is experiencing difficulties in obtaining physical handover from NHS Property Services Ltd. This however does not appear to be having an adverse effects on service delivery and will be resolved in the near future.

As part of the property transfer, the requirement for a Property Services Manager (Band 7) has been identified and this post will be recruited as part of the Estates Development Team from April 2014.

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

The assessment period in 2014 will, for the majority of Trusts, be from week commencing 3rd March to week commencing 26th May 2014 inclusive.

The six-week notification period will continue to apply. However, Trusts will be free to arrange assessments at any time within this period rather than being tied to a single week for example, those who are scheduled to undertake an assessment in week commencing 3rd March will receive their notification on Monday 27th January, and will be free to arrange their assessment at any time between the notification date and Friday 7th March. This is to allow the assessment to take place over more than one day and assists with availability of Patient Assessors.