

Delivery of Estates Strategy 2009/10-2018/19 – Q4 Quarterly update

Trust Board Report

Meeting Date:	28 th April 2014
Title:	Delivery of Estates Strategy 2009/10 to 2018/19, Quarter 4 Report for 2013/14
Executive Summary:	To provide the 4 th 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 4 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.

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. The final outturn for 2013/14 is £550,914 underspend against a capital budget of £19,088,000.

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

New Emergency Centre

The Outline Business Case was approved by the NHS Trust Development Authority (NHS TDA) on 23rd January 2014. The Full Business Case has now been completed and approved by the Trust Board on 14th April 2014. This has been submitted to the NHS TDA with an anticipated approval date of 15th May 2014. A paper outlining proposals for Award of the Main Construction Contract has been submitted to the Trust Board for approval under separate cover.

A further DH Gateway Review of the Project has been scheduled for 12th to 14th May 2014.

The enabling works for the project are progressing and are scheduled to complete in May 2014. The AMU ambulance entrance has now closed and demolitions of accommodation on the North side of the main corridor has commenced.

The Planning Application for the Project received approval on 1st April 2014.

Other projects

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

This work is now complete

Pharmacy Relocation

A refurbishment of the former Histology Building has now commenced to convert this to create a new Pharmacy and allow collocation of stores areas currently located in the McHale building. The building should be operational in circa six months.

Other refurbishment works is on-going to WEI waiting and clinical areas on the ground floor, OPD1 and Main Theatres 3-6.

Replacement of Linear Accelerators

Design work is being undertaken to build a fifth bunker to facilitate the replacement of four linear accelerators (Linacs) on a rolling programme over the next 5 years. It is anticipated that the construction work will start in January 2015 and complete early 2015/16. A business case will be developed to be submitted to Trust Board in due course.

Acquisition of Cannock Community Hospital

Capital Works information is being provided to inform the business case for this acquisition.

Demolitions

The former Clinical Chemistry laboratory has now been demolished and the area converted to a temporary car park. Work is now underway to demolish the Microbiology building located adjacent to Event/opposite the Heart and Lung Centre.

- **Sustainability and Carbon Reduction**

Meetings with the Crown Commercial Services (formerly Government Procurement Services) are taking 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.

The waste heat boiler is currently being re-tubed which means the CHP system will be off line for approximately one month whilst this work is completed. Issues surrounding water quality will be addressed with a new reverse osmosis plant that has been installed at the boiler house. The down time for the CHP will impact on electricity and steam usage over the coming month.

Increase in electricity price cost and site demand have left a shortfall in the energy budget.

Significant increase in cost due to the extra gas used by the CHP will be seen from the European Union Energy Trading Scheme (EU ETS) charges but this cost will be offset by the reduction of imported electricity and the reduction in cost from the Carbon Reduction Commitment (CRC). However some of the cost reduction will be hidden due to PCT properties having to be included in the Trusts CRC submissions for the first time this year.

Further efficiency schemes are being explored in reference to the CHP and how we can further improve its efficiency and potential export arrangement.

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

The Multi Storey Car Park is now complete and all floors available for use with staff feedback on this development being very positive.

All off-site parking has now been released.

- **Transfer of Properties under TCS**

The Trust is still awaiting copies of leases and licenses for properties in which the Trust provides services but are owned by other organisations. The transfer of Pendeford Health Centre was completed on 1st April 2014.

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

The 2014 PLACE assessments for New Cross and West Park Hospitals took place in early April 2014. Results of the assessment will be reported in the Quarter 1 report for 2014/15.