

Trust Board Report

Meeting Date:	26 th January 2015
Title:	Delivery of Estates Strategy 2009/10 to 2018/19, Quarter 3 Report for 2014/15
Executive Summary:	To provide the 3 rd Quarterly report for 2014/15 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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2014/15 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 Trust's self-assessment status against this Outcome was last reviewed in December 2014.
- The Trust has an Estates Strategy Document in place for the period 2009/10 to 2019/10 which centres around the Masterplan for the New Cross Hospital site approved by Wolverhampton City Council in 2010. This Masterplan provided for a major redevelopment of the site over four stages. Whilst the Trust changed direction in terms of the mode of delivery of the plan (originally intended to be delivered through a PFI Contract), in the main the Trust has remained true to the content of the plan albeit at a much slower pace due to funding availability with Stage 1 of the plan (new Catering, Pathology and Emergency Centre) nearing completion.

Other components within the Estates Strategy have been dealt with and reported on a regular basis through this report or separate reports to Trust Board and returns to the Centre e.g. Sustainability and Carbon Reduction, Estates Performance in terms of utilisation, condition, functional suitability, quality and backlog maintenance, capital programme etc.

The Estates Strategy is now in need of a review but this review needs to be led from a clinical service perspective so that the future capacity and functional requirements are understood and articulated given the changing clinical service environment. This will determine how the Trust's estate should be put to best use to support these services and particularly given the acquisition of properties within the community, those transferred or acquired as part of the West Midlands Clinical Research Network and more latterly the acquisition of Cannock Chase Hospital. This review is planned to take place during 2015/16.

Progress Report for Components of the Estates Strategy

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

New Urgent and Emergency Care Centre

Construction works are progressing to schedule with all steelwork and slab works now complete. Transition plans for the operational set up of the building are progressing to schedule.

The Guaranteed Maximum Price for the 2nd floor Fit Out of the building has now been agreed with Kier Construction and is within Business Case values.

The tendering process for the Urgent Care Service is progressing to schedule.

Other projects

Pharmacy Relocation

Pharmacy has now relocated to the former Histopathology Building with full service transfer taking place in December 2014.

Other large refurbishments

WEI refurbishment (New Cross site) is in progress and scheduled to complete in February 2015.

Replacement of Linear Accelerators

Construction work to build the fifth bunker to facilitate equipment replacement has now been rescheduled to commence early 2015/16. The business case is currently being finalised for submission to Trust Board in February 2015.

Acquisition of Cannock Chase Hospital

The revised Business Case for the Acquisition of Cannock Chase Hospital was finalised and approved by the Trust in December 2014 and submitted to the NHS Trust Development Authority for final approval in January 2015. The Trust's bid totalled circa £33m of which £19m was requested as additional Public Dividend Capital (PDC)

Construction works on the new Endoscopy Unit are scheduled to complete in March 2015.

Other works completed at Cannock Chase Hospital to date include the relocation of the Dermatology Treatment Unit, two ward regeneration kitchens and other small works in support of Day 1.

Outline design work on the relocation of Rheumatology from Level 3 to Level 1 to facilitate the creation of a further 28 inpatient beds is nearing completion to allow construction work to begin as soon as possible.

Outline design work for two new theatres and reconfiguration of catering as enabling works is also nearing completion to allow provision of the theatres by late 2015.

Works are also being scoped to increase and reconfigure car parking and to provide major site service improvements particularly to ventilation, electrical services and lifts.

The 27 bed modular ward on the New Cross Hospital site is now complete and handed over to the clinical teams in early December 2014.

Construction works in the Women's Unit began in late October and is progressing with Phase 1 (provision of additional obstetric beds on the 3rd

floor) due for completion late January 2015. Phases (transitional beds) and Phase 3 (additional Neonatal cots) will follow.

- **Sustainability and Carbon Reduction**

The CHP for the last quarter has been running smoothly and working efficiently. Albeit interruptions of supply due to the District Network Operator. The increasing failure of supply cause the CHP to trip and require a manual intervention by an High Voltage Authorised Person. The concern is that the National grid over the next few years will continue to suffer from power interruptions, black outs and brown outs. Further consideration, evaluation and feasibility of ways to secure the hospital electrical supply need to take place over the coming year.

It is now apparent that Cannock Chase Hospital suffered from value engineering when it was built, short cuts were taken on the electrical infrastructure, which cause problems when trying to carryout isolations for ward refurbishments and forces shutdown of many areas for one single isolation and permit to work. Works to the electrical infrastructure will be picked up in the backlog maintenance works scheduled for 2015/16 onwards.

The EU ETS audit successfully took place in December which checked documentation and finished with a site visit, however the final submission will not take place until the end of (calendar) year. Costs will be known in January 2015.

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

The replacement of car park equipment is in progress. Further works are planned to zebra crossings on the perimeter road to improve road safety and to the north (staff) car park access to improve congestion at peak times.

Some changes to staff access to the North car park will be trialed during January 2015 in an attempt to ease early morning congestion at the North end of the site.

Off-site parking continues to be used to deal with parking taken out of use by building works.

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

The Trust has been notified of planned changes to the above assessments for 2015/16, which will now include a scored element for Dementia friendly environments. It is intended that the 2015/16 assessment and future years assessments will be led and coordinated by the Patient Experience Team with input from Hotel Services as appropriate.