

**QUARTERLY REPORT
ESTATES AND FACILITIES–
JANUARY 2008**

Financial Position

At Month 9, the overall directorate position is currently £34K underspent, due in part to the Project Officer vacancies within the capital section, earlier in the year.

It is expected that the budget will break even at year end.

Staffing

The Capital section of Estates have finally had success in recruiting project officers, inhibited to some degree by Agenda for Change banding. The directorate is generally up to strength.

Activity Data

FACTs information for the period up to the end of October 2007 is attached.

Attach 1

Planned Programme

The planned programme for the year has been agreed and work is underway to deliver the works in a timely fashion.

The content of the programme is still focused on ensuring Fire Safety and Health & Safety compliance. Total programme value is £348K.

LIFT

The programme of LIFT development is progressing well. Attached is a programme setting out the current position.

Attach 2

Stockland Green is making good progress, and is expected to complete to programme in December 2008.

Capilano Road development is expected to complete in February 2008. The issue of GP sign up of the Streetly practice, who are seeking to increase the allocated space, is now resolved and the draft agreement to lease has been signed.

Service content of the projects of Stechford, Saltley, Sheldon Heath and Hodge Hill are being prepared, through the Strategic Service Development Process, this will ultimately allow final sizing of the buildings.

It is expected the sites for Hodge Hill and Sheldon Heath will be purchased in this financial year, with the likelihood of Saltley being completed next financial year.

Yardley Green Campus

Following transfer of the Yardley Green Site to BSMHT, work has commenced on the preparation for site clearance and new road infrastructure. Demolitions have commenced in November and run through in two phases to April 2008.

An external project manager has been appointed by BSMHT to oversee the works associated with the site clearance.

A project team has been established to work up the service content and schedule of accommodation for the Enhanced Services Centre. Consideration is being given to the incorporation of a Children's Service Centre. The land transfer of the associated site from BSMHT to PCT is likely to take place in April 2008. There remains options on two other pieces of land, featured on the Development Control Plan for the site.

The process of site clearance involves managing the current HEFT demand to park over 400 cars on site, which is proving quite challenging. There has been a failure to reach a formal agreement between HEFT and BSMHT, on meeting the interim needs to maintain staff parking; however there has been a collective agreement to proceed with the development of a multi storey car park business case. This process is being led by HEFT. The business case to support the car park development, is likely to be brought to the Board in February 2008.

Estate Strategy/Strategic Service Development Plan

Work continues within the PCT to produce the Strategic Service plan, it is expected the first draft will be produced in September 2007. The Estate Strategy and investment plan will be produced, based on the information included in the SSDP.

Baseline assessment of the current estate, has been completed by the Estates directorate and information on requirement, in terms of Backlog, Statutory Compliance and DDA Compliance, have all been circulated.

Sustainability

See attached update report.

Attach 3

M J Wiltshire
Director of Estates & Facilities

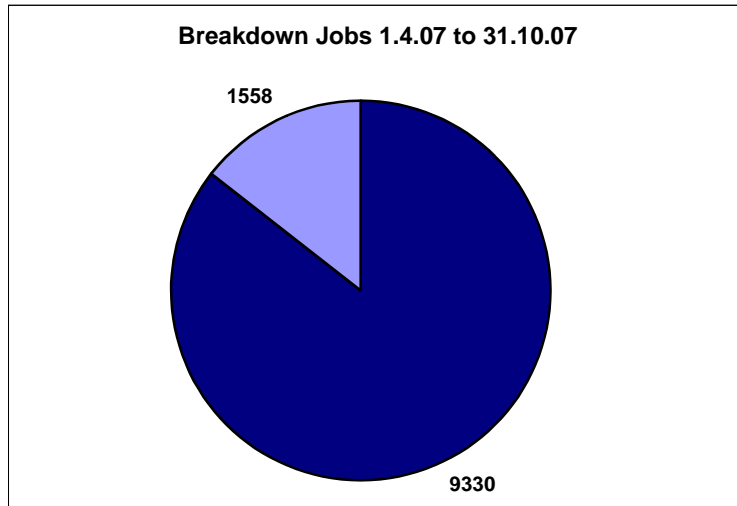
Birmingham PCTs Estates and Facilities Jobs 1.4.07 to 31.10.07

Breakdown Jobs

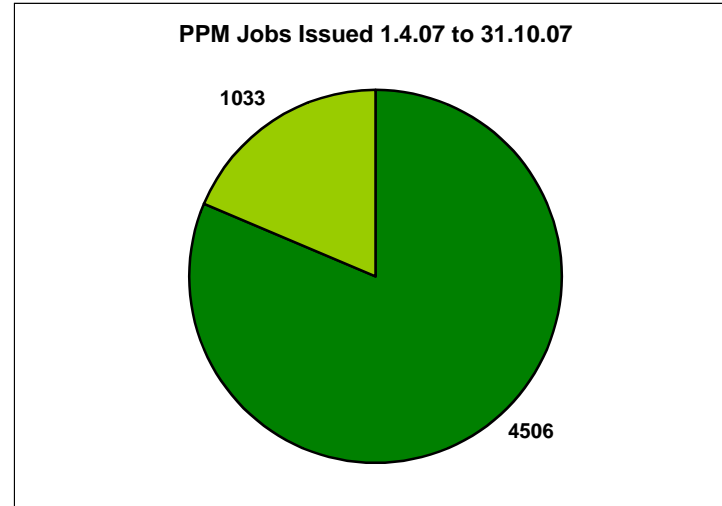
		Last Year	This Year
1	Number of Jobs issued since 1st April	12281	12275
2	Number Completed	10635	10888
3	Number Completed 'On Time'	9447	9330
4	Number Completed Late	1188	1558
5	% 'On Time'	88.83	85.69

Planned Preventative Maintenance

		Last Year	This Year
1	Number of Jobs issued since 1st April	6070	5866
2	Number Completed	5678	5539
3	Number Completed 'On Time'	4524	4506
4	Number Completed Late	1154	1033
5	% 'On Time'	79.68	81.35



Breakdown jobs are allocated to a time band for completion, these are; 1 hour, 1 day, 3 days, 1 week, 1 month



Planned jobs are to be completed in the week that they are scheduled

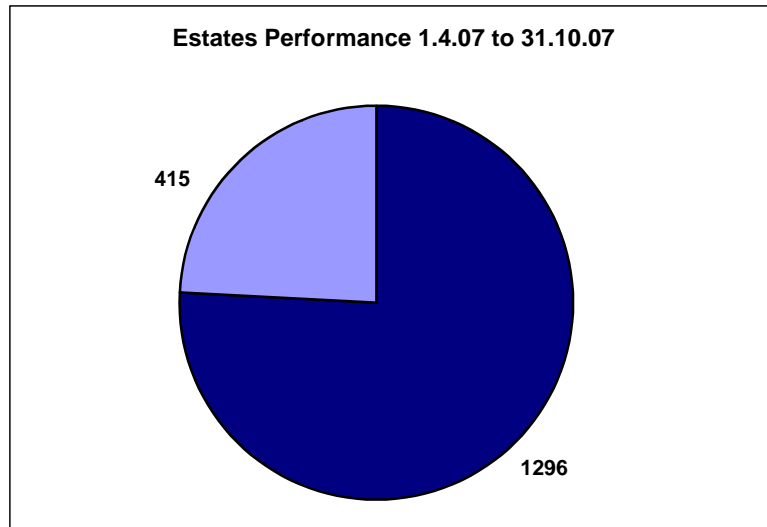
Birmingham East & North PCT
Estates and Facilities Jobs 1.4.07 to 31.10.07

Breakdown Jobs

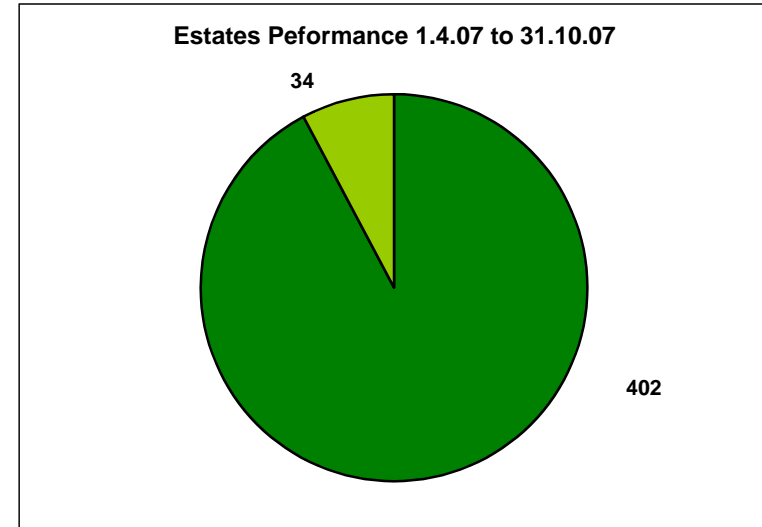
		Last Year	This Year
1	Number of Jobs issued since 1st April	2012	2149
2	Number Completed	1587	1711
3	Number Completed 'On Time'	1379	1296
4	Number Completed Late	208	415
5	% 'On Time'	86.89	75.75

Planned Preventative Maintenance

		Last Year	This Year
1	Number of Jobs issued since 1st April	544	482
2	Number Completed	543	436
3	Number Completed 'On Time'	523	402
4	Number Completed Late	20	34
5	% 'On Time'	96.32	92.20



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Planned jobs are to be completed in the week that they are scheduled

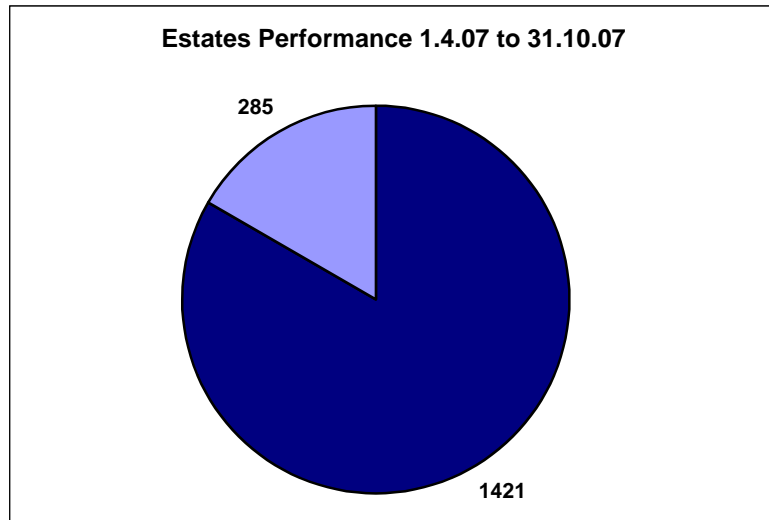
**Heart of Birmingham teaching PCT
Estates and Facilities Jobs 1.4.07 to 31.10.07**

Breakdown Jobs

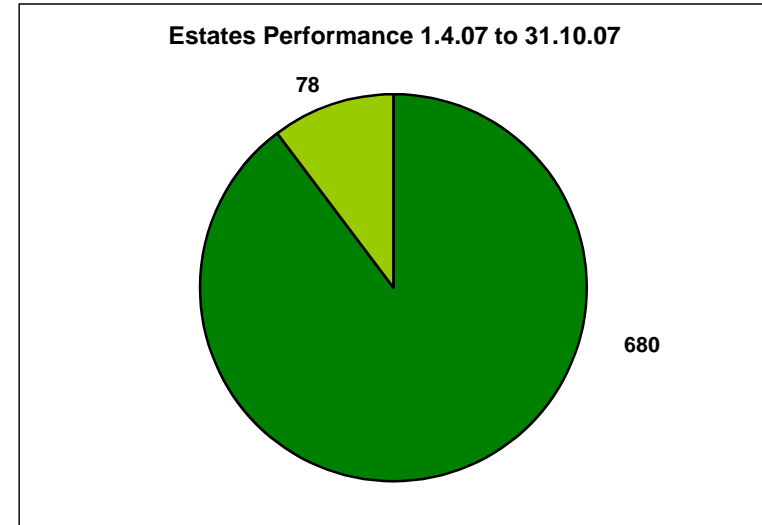
		Last Year	This Year
1	Number of Jobs issued since 1st April	2089	2030
2	Number Completed	1686	1706
3	Number Completed 'On Time'	1503	1421
4	Number Completed Late	183	285
5	% 'On Time'	89.15	83.29

Planned Preventative Maintenance

		Last Year	This Year
1	Number of Jobs issued since 1st April	786	811
2	Number Completed	785	758
3	Number Completed 'On Time'	700	680
4	Number Completed Late	85	78
5	% 'On Time'	89.17	89.71



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Planned jobs are to be completed in the week that they are scheduled

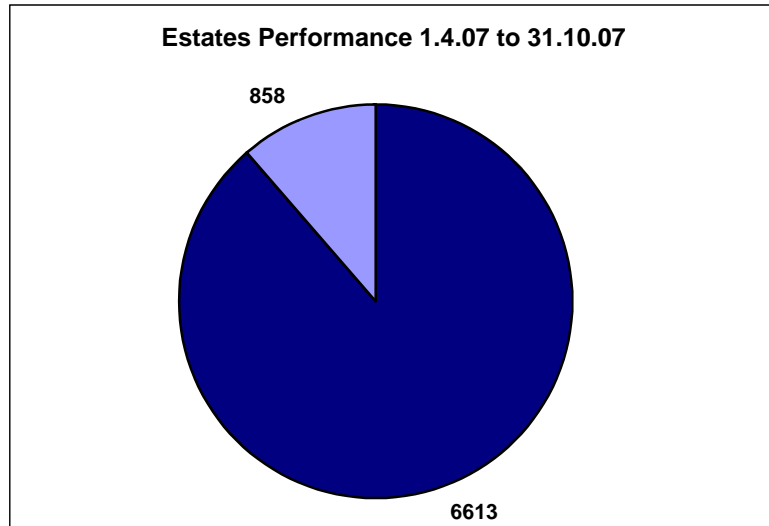
South Birmingham PCT
Estates and Facilities Jobs 1.4.07 to 31.10.07

Breakdown Jobs

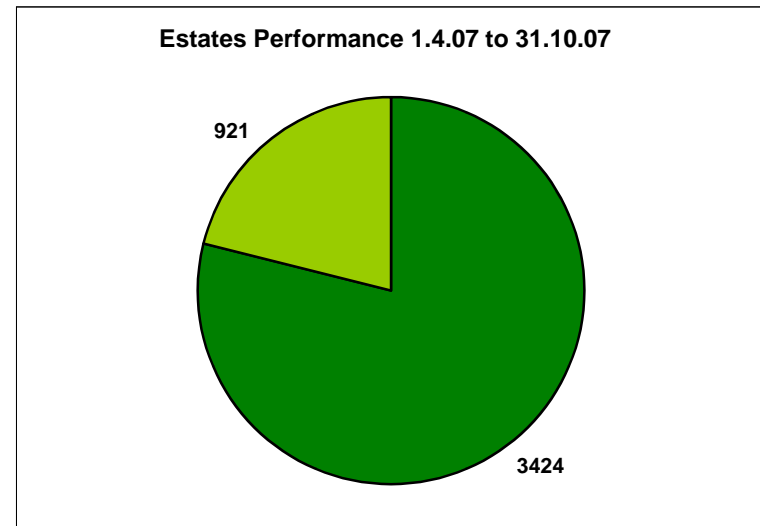
		Last Year	This Year
1	Number of Jobs issued since 1st April	8180	8096
2	Number Completed	7362	7471
3	Number Completed 'On Time'	6565	6613
4	Number Completed Late	797	858
5	% 'On Time'	89.17	88.52

Planned Preventative Maintenance

		Last Year	This Year
1	Number of Jobs issued since 1st April	4740	4573
2	Number Completed	4350	4345
3	Number Completed 'On Time'	3301	3424
4	Number Completed Late	1049	921
5	% 'On Time'	75.89	78.80



Breakdown jobs are allocated to a time band for completion, these are; 1 hour, 1 day, 3 days, 1 week, 1 month



Planned jobs are to be completed in the week that they are scheduled

ATTACHMENT 4.1

LIFT Project Report

Tranche 1 - Phase 2

Project	Location/Address	PCT	Size (m2)	Capital cost (£m)	Main Contractor	Estimated Lease Plus (Revenue) cost (p.a.)	Est financial close	Est start on site	Est completion	Current status
Finch Road NHS Centre	Corner of finch rd & Lozells rd, Lozells	HoB	2,886	4.7m	Costain	£685k	26-Jun-06	Jul-06	22-Oct-07	Financial Close reached on 26/6/06. Steve Hinckes is Project Manager. Building is now complete and was operational from 17/12/07. Discussions with GPs on subleases ongoing - T.Dean leading on this.
Streetly Road Primary Care Centre	Capilano rd/ Dovedale rd, Perry Common	BEN	2,087	3.8m	Mansells	£611k	2-Oct-06	6-Nov-06	03-Feb-08	Financial close reached on 2/10/06. Site now in ownership of BaSS. Project Manager - Melvin Henry. Building was handed over to BaSS on 14/1/08 (3 weeks earlier than the contract date). PCT due to take handover on 4/2/08. PCT planning for building to be operational on 7/4/08 for the GP practice and 2 weeks later for the PCT services.
Summerfield Primary Care Centre	Corner of Dudley Rd/ Winson Green Rd/Heath St, Winson Green	HoB	3,057	5.093m	Costain	£750k	24-Aug-06	25-Sep-06	29-Jan-08	> Financial close reached 24th August 06. Financial Model to be adjusted in due course to reflect the Health portion of the site only - BaSS to manage Residential development. ACTION - BaSS to agree revised terms with Barclays and adjust the financial model accordingly. All parties to agree on value associated with health and residential portions of the site. Project Manager - Steve Hinckes. Contractor has reported a delay of 3 weeks - handover now anticipated on 18/2/08. Discussions with GPs ongoing - T.Dean leading on this.
West Heath Primary Care Centre	West Heath Hospital, West Heath	South	750	1.4m	Adonis	£224k	21-Jul-06	Aug-06	11/06/2007	> Financial Close reached 21/7/06. Steve Hinckes - Project Manager & SSA representative. Practical Completion certificate issued on 11th June 07. Original handover date was 13th May. PCT plan to move in w/c 25th June; GP practice moved in w.e.f 20/8/07.
Greenridge Primary Care Centre	Yardley Wood Road, Billesley	South	850	1.9m	Adonis	£269k	01-Mar-07	Apr-07	29-Feb-08	> Financial Close reached 1st March 07. PCT Board approved FBC on 24th Jan; Project Manager - Phil Southern. Delay to start on site of 5 weeks due to City Council problems with site personnel. Revised Practical Completion date confirmed.

Phase 3 Projects

Project	Location/Address	PCT	Size (m2)	Capital cost (£m)	Main Contractor	Estimated Lease Plus (Revenue) cost (p.a.)	Est financial close	Est start on site	Est completion	Current status
Stockland Green PCC	Reservoir Road, Stockland Green	BEN	3,041	5.1	Mansells	£838k	19-Dec-06	19-Feb-07	Phase 1-25 May 08, Phase 2 & 3 Dec 08	> Financial Close reached 19/12/06. PCT Board approved FBC 13/12/06. Planning consent rec'd March 06. Existing Dentist Lease surrendered and HoT's and Agreement to Lease agreed. Project Manager - Melvin Henry.
Saltley	Clodeshall Road, Saltley	BEN	3,500 (tbc)	tbc		tbc	tbc	tbc	tbc	> Site requirement for Clodeshall Rd site has been confirmed as 1.74 acres. BCC Cabinet has approved the allocation of the site for health use, which now means that BaSS can start to negotiate on the purchase of the site. However, the PCT will purchase the site from BCC and sell it onto BaSS at financial close. The PCT is in the process of confirming its service requirements for the new centre, the focus of which is now to deliver a 'Darzi' Practice. The PCT has requested that the site purchase takes place in the current financial year.

ATTACHMENT 4.1

Stechford	Former Richmond pub, Richmond Road, Stechford	BEN	2,767	4.95	Thomas Vale (tbc)	£815k (tbc)	31/01/2008	Mar-08	May-09	Final agreement has been reached with vendor for Richmond pub site and exchange of contracts took place in December. Outline planning consent approved 12th June. A further Section 106 Agreement for the full planning application has now been signed and agreed. Full Planning Consent has now been granted. Tenders have been reviewed BaSS and provisional final costs agreed with the contractor. Now progressing with diligence and FBC to reach Financial Close in January. PCT taking FBC to January Board for approval. Revised Version 5 LPA agreed between the PCT/SSA and BaSS.
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Tranche 2

Sheldon Heath	Sheldon Heath Road (Site adjacent to proposed BCC Special Care Centre)	BEN								A site has been identified for the development of the new centre, which is adjacent to the proposed City Council Special Care Centre on Sheldon Heath Rd. Discussions between BaSS and the Council have concluded Heads of Terms for the land purchase. Outline Planning consent was given on 8th June subject to entering into a Section 106 Agreement for the loss of the playing fields - BaSS/Prime are leading on the S106. PCT are currently firming up its requirements for the new centre.
Small Heath	Coventry Road/Wright Street, Small Heath	HOB	approx 2000							A site has been identified for the development accessed from Wright Street. The development site is split into 2 parts; both parts are owned by BCC of which 1 part is leased to a local 'community' centre (Rex Centre). Agreement has been reached with the Rex centre to share this part of the site which will be developed as a car park to serve both functions. PCT has agreed to purchase the site which will be transferred to BaSS at Financial Close - SSA (T Dean) progressing site purchase. Public consultation launched in November 07. User Group to be commenced shortly.
Eastside	TBC (close to new Matthew Boulton College, City Centre)	HOB	approx 3000							The Project has now been replaced by the PCTs 'City Centre strategy' which will determine the estate strategy & requirements across the city centre. It is likely that the Eastside project will not be developed as originally planned.
Enhanced Service Centre	Yardley Green Hospital, Yardley Green	BEN	tbc							This project will be the permanent solution to replace the temporary Enhanced Service Centre as is now a priority for the PCT. The PCT are due to have the site transferred to them from Secretary of State (possibly via BSMHT). This project will not have any GP accommodation and should bring about a real transfer of services from Secondary to Primary Care building on the work already developed in the temporary ESC.
Hodge Hill	Drylea Grove, Bromford	BEN	tbc							BCC has formally agreed to sell the identified site to the PCT. Agreement with the BCC Property Dept for the PCT to purchase the site at Drylea Grove from BCC has now been reached. PCT is currently reviewing the timescales and resources for the project.
Farm Road	Farm Rd (existing H/C & Community centre sites)	HOB	tbc							PCT and BCC are in discussion about the development of a joint health and community centre on the existing sites. Local consultation with patient and community groups is being undertaken. PCT Board approved OBC on 10th May. Project Steering Group up and running. SPB Stage 1 approval given in May 07.
Newtown	TBC (3 sites being considered - Existing Wheeler St site, Alma Way & Clyde Tower)	HOB	tbc							PCT are looking to replace existing H/C. 3 sites have been proposed as possible development sites but the exact location needs to be considered in conjunction with the PCTs 2010 strategy and the Council's local area plan. Project Steering Group up and running. Community consultation being undertaken by BCC on wider Aston/Newtown area and PCT consulting on Newtown replacement.
Balsall Heath	Balsall Heath H/C site	HOB	tbc							PCT are currently looking at options to develop the existing site. A decision on the way forward is expected in February/March. This project will be procured by way of a Design & Build project, using PCT capital monies to fund the whole scheme but with BaSS developing the scheme up to start on site. Project Manager - Paul Jones.
Sparkhill	TBC (likely to be existing site but BCC may have alternative site)	HOB	2000 (tbc)							PCT are looking to replace existing H/C with a purpose built new build on the existing site. Project Steering Group up and running. OBC approved by tPCT Board and SPB Stage 1 approved by SPB Board in July.

ATTACHMENT 4.1

Craig Croft	Existing clinic/GP site	Solihull	tbc							Solihull Council will be redeveloping Craig Croft locality as part of their regeneration programme. Care Trust has therefore been forced to look at its strategy together with the GPS for the locality, however, there is a problem with the GPs sign up to LIFT.
Aston	Existing health centre	HOB	tbc	£400k		n/a	n/a	Nov-07	01-Feb-08	Capital project to create diagnostic facility for PCTs 2010 strategy. Project is funded from PCT capital monies. Project on site and being managed by SSA. Project Manager - Paul Jones.

BIRMINGHAM EAST AND NORTH PCT BOARD MEETING SUSTAINABILITY REPORT – JANUARY 2008

Policy Development

The work of the 6 focus groups, set up to look at Construction, Energy & Utilities, Transport, Waste, Procurement and ICT has completed, and has contributed to the policy development.

Similarly, the benefits and opportunities events held across the 3 PCT's, produced over 230 ideas and suggestions, to reduce CO² production and have also been assessed and incorporated into the policy development. Targets for CO² reduction have been set in the policy.

The final document has been produced and circulated for comment, and will progress through appropriate Sub Committees and Trust Boards by the end of February 2008. It is essential there is a PCT approved policy, to underpin the implementation plan.

NHS Carbon Management Programme

With the involvement of the Carbon Trust nominated representatives, the work to take forward the programme has progressed well. The CO² baseline assessment of all the three PCT buildings and transport/lease cars has been completed, and are to be incorporated and inform the plan.

The Carbon Management Implementation Plan (CMIP) is expected to be fully ratified by PCT at the end of March 2008, and will set the direction for the coming years.

General Progress

Although there has been a structured approach to develop the plan, opportunities have been taken to start the reduction process wherever possible. Through procurement process, electricity supplies have been secured from fully renewable sources, so all three PCT's are now 100% "green" in their supplies.

Similarly a review of lease car policy to reduce the CO² emission of cars has been initiated. It is expected that cars with the maximum figure of 145g/km emissions rating will be adopted, to receive a subsidy.

All aspects of the PCT business will need to be reviewed and adapted to achieve the reductions proposed. The local authority have opted for a significantly more demanding target of 60% reduction of CO² by 2026. This may well be in line with the direction the government is going, so NHS targets will need to be revisited and strengthened over time.

M J Wiltshire
Director of Estates & Facilities