



**BIRMINGHAM EAST AND NORTH PCT BOARD MEETING
ESTATES & FACILITIES UPDATE REPORT –
25TH FEBRUARY 2009**

Birmingham Primary Care
Shared Services Agency

Financial Position

The Directorate at month 9 is in surplus with approx £100K underspend projected for year end. This is largely due to unfilled vacancies.

Staffing

The Energy Officer post remains unfilled at this stage, despite a further round of adverts at Band 7. This is extremely disappointing, as it is a key appointment in progress towards the Sustainability agenda. It has become evident that other NHS organisations are offering up to 8b to attract staff.

A vacancy in the LIFT Project Office has now finally been filled, with a new starter in post from 9th February.

Activity Data

Activity data for the period up to the end of January 2009 is attached for information.

Attach 1

Planned Programmes

The BEN PCT planned programme with an approx value of £500K this year is progressing well.

Attached is a comprehensive report that gives information on the current position on all the capital investment.

Attach 2

LIFT

Attached is a recently produced report for the Strategic Partnering Board.

Attach 3

With only one project actually on site at present Richmond Road, which is due to complete in May, all the emphasis has been focussed on progressing projects in the planning stage.

For BEN PCT, the projects of Saltley, which is close to stage 1 submission, and the Partners in Health replacement on the Yardley Green site, are the main focus.

The site acquisition for the Saltley development at Clodeshall Road, has been deferred to the next financial year, however, the land swap between BCC and an adjacent private land owner, needed to assemble the site, has been completed.

301 Station Road, Stechford

Linked to the completion of Richmond Road due in May 2009, and subsequent vacation of the Stechford Health Centre, is the disposal of the adjacent house N° 301 Station Road. A pre-sale agreement is in place, which has fixed the price, however in an act of vandalism on 23rd December, approx £25K worth of damage was done to the property. Negotiations are underway with the purchaser, as to an early response.

Yardley Green Campus

The land transfer of 1.6 acres from BSMHFT for the replacement of the Partners in Health building completed in early January 2009.

The two other option sites, have not been exercised at this time, and it remains with the PCT to finalise any alternative uses.

The recently acquired land had been used by HoEFT for parking, has now been vacated, and alternate areas on the main site are being used. The scale of HoEFT parking continues to be an issue, as the plans to re-provide up to 500 new spaces has yet to be achieved.

Estate Strategy

Based on the PCT SSDP, the development of the Estate Strategy has commenced, and is expected to be drafted towards the end of March.

Consultants EC Harris have been appointed to assist in the process, particularly in respect of an investment strategy.

Land & Property Update

The sale of Herondale & Kingfisher properties to Methodist Homes, completed finally at the end of January with a capital receipt of £4.55M. This transaction has been delayed for several months.

Care Centres – Perry Tree and Ann Marie Howes

As expected in the previous Board report, the completion of the negotiations, and the subsequent occupation of the two centres by the PCT, was achieved early December.

Early reports would indicate that whilst there are still some relatively minor operational issues to resolve, the overall reaction from patients is very positive.

It is reported that the phase 2 projects at Woodington Road, Falcon Lodge, being developed by Liftco, has been tendered and is close to being let. The build period is understood to be approx 16 months. The programme for a further 3 projects remains to be confirmed.

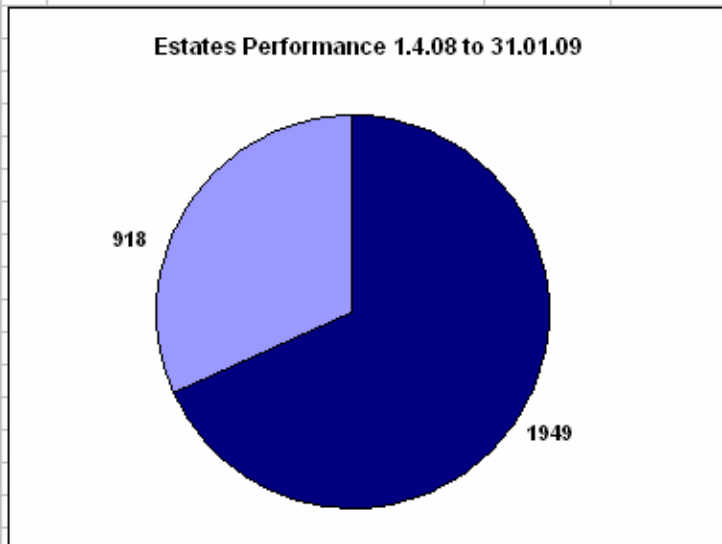
Sutton Cottage Hospital

The minor works of adaptation, to allow on interim usage of Sutton Cottage, ahead of the main redevelopment, has progressed well, and is now complete (30th January). There is a period of deep cleaning and re-commissioning in progress, and new services are due to commence on the 3rd March.

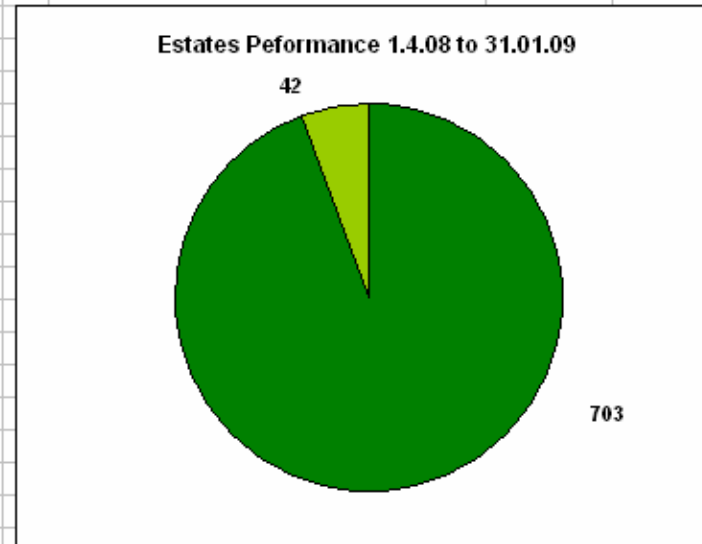
The interim usage is anticipated to operate for 20 – 24 months approx, until the LIFT project to replace the current building commences. It is still anticipated that there will be retention of some part of the front elevation of the existing building, at this stage.

ATTACHMENT 4.1

Breakdown Jobs				Planned Preventative Maintenance			
		Last Year	This Year			Last Year	This Year
1	Number of Jobs issued since 1st April	3147	3489	1	Number of Jobs issued since 1st April	711	777
2	Number Completed	2505	2867	2	Number Completed	628	745
3	Number Completed 'On Time'	1837	1949	3	Number Completed 'On Time'	580	703
4	Number Completed Late	668	918	4	Number Completed Late	48	42
5	% 'On Time'	73.33	67.98	5	% 'On Time'	92.36	94.36



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