



Birmingham Primary Care
Shared Services Agency

**BIRMINGHAM EAST AND NORTH PCT BOARD MEETING
ESTATES & FACILITIES UPDATE REPORT –
APRIL 2008**

Financial Position

Although the final year end figures are not available at time of writing the report, all the indications are the Directorate will achieve break even, or possibly a small underspend at year end.

Staffing

The Directorate has one main vacancy to address, which is the appointment of a Project Manager to the LIFT Team. The third round of advertisement has recently closed, and applications are being assessed. There is a shortage of suitably experienced project management in the market at present, with relevant NHS experience.

Activity Data

FACTs information for the period up to the end of February 2008 is attached.

Attach 1

Planned Programme

The range of projects for 2007/2008, has been completed to programme, with full expenditure of the £348K expended in year.

An additional allocation of £30K for Decontamination & Infection Control works was also undertaken.

The programme for 2008/2009, has also been agreed and is in the process of being implemented. The equivalent value for last year of £348K is to be committed, however a change in the capital regime from the NHS, has allowed a greater sum to bid for, and confirmation of this is awaited.

LIFT

The LIFT programme for the year has seen some very good progress.

The Dove Primary Care Centre (2087 sqm), Capilano Road, has been completed and handed over. PCT staff to move in initially, with full occupation by end of May 2008.

The Stockland Green replacement building (3041 sqm), is on course for completion of Phase 1 in May 2008, when decant from the existing building will take place.

Negotiations have also been successfully progressed on site acquisitions at Dryleas Grove, Hodge Hill and Sheldon Heath, with completion prior to the end of the financial year as planned.

Acquisition of the Saltley site off Alum Rock Road, is in its final stage, and will be completed shortly.

Yardley Green Campus

Works to clear the site of all the redundant building stock, are progressing well. The contractors DSM, appointed through BSMHT, have completed Phase 1, ahead of schedule and all the demolitions, are likely to conclude towards the end of April.

The site earmarked for the Enhanced Services Centre, (the replacement for Partners in Health), is currently being used as a car park for HEFT employees, but will be vacated in December 2008, ahead of the development.

Transfer of that parcel of land from BSMHT, is expected to take place in the first quarter of this year, based on book value.

Currently the proposal to develop a multi storey car park on the site to serve the needs of HEFT, BSMHT & BEN PCT, has stalled pending an Estate review HEFT are undertaking. It is expected that HEFT would take the lead on this process, and a business case has been developed, but can't proceed for approval by the participants until HEFT have confirmed their intentions. With regards to the PCT, there is an assumption that up to 100 spaces will be required (50 staff/50 patients), within the multi storey, which will incur a significant revenue consequence. Assuming HEFT agree to proceed on the development of the car park, the OBC will be brought to the Board in May/June.

The proposed MSU development by BSMHT, continues to generate some disquiet in certain sections of the local community, and work to allay fears continues accordingly.

Estate Strategy

It is intended to produce an Estate Strategy for the PCT based on the requirements set out in the Strategic Service Development Plan (SSDP). The finalised version of this is awaited.

In the interim, the base data on the current 'owned' & major leased premises has been reviewed with detailed surveys undertaken of PCT premises. This will be incorporated in the Estate Strategy document, and does underpin our investment approach.

Recently, the SHA wrote to all PCT's to clarify figures submitted in the ERIC data for 2006/2007, and asked for confirmation of condition rated in terms of risk. Attached is the response submitted on behalf of the PCT. The higher risk issues largely relates to John Taylor and Sutton Cottage Hospital, where some of the basic infrastructure of lifts, generator, wiring fire compliance & external fabric, all are in need of early attention. Alternative use and refurbishment of the Cottage, will address all the high risk issues.

Attach 2

Special Care Centres

With the expectation the PCT will take bedded accommodation in the new Special Care Centres, at Perry Tree and Sheldon Heath, technical input has been provided to ensure the NHS standards are incorporated to support Intermediate Care. Negotiations are progressing on the lease, Service Level Agreement and operational policy, to meet the potential occupation date for Perry Tree of mid July. Relocation of the beds from Sutton Cottage to Perry Tree, will

trigger a short term adaptation for alternative clinical use, whilst the future development proposed for the "Cottage" is finalised. Sheldon Heath project is expected to come on a stream in September/October 2008.

Work has already commenced on the design for a phase 2 scheme at Woodington Road, Sutton Coldfield.

Sustainability

The Board will be aware, the finalised policy document on Sustainability and the Carbon Implementation Plan for the PCT, was signed off in January. The Carbon Plan (CIMP) was submitted to the Carbon Trust, along with the other 2 Birmingham PCT's, early in March, to meet the required programme.

The roll out of the initiatives contained within the plan has commenced, together with a communication strategy to raise awareness, with all staff in the PCT, to encourage participation.

Early successes include the securing of 100% electricity supply from renewable sources, negotiated through Procurement. Energy/CO² savings ahead of the 2010 target reduction.

The progress & success of this initiative is very dependant upon ownership of the issues throughout the organisation, whilst Estates & Facilities can help and support, the day to day implementation is very much required from grass roots level.

M J Wiltshire
Director of Estates & Facilities