



**NHS BIRMINGHAM EAST AND NORTH BOARD MEETING
ESTATES & FACILITIES QUARTERLY REPORT –
30TH SEPTEMBER 2009**

Birmingham Primary Care
Shared Services Agency

Financial Position

The month 5 report for Directorate, is currently showing an underspend in the order of £5K. It is expected the end of year position will be close to breakeven.

Activity Based Costing

The programme of work associated with developing an activity based costing system has been progressing throughout the year, requiring detailed analysis of the range of services the Directorate provides.

The original programme was intended to see a “first cut” of financial information in August, for all the 3 directorates making up the agency, however progress has slowed somewhat.

It is now anticipated that initial information will be available early October, for agreement by PCT's. Subject to the outcome of the exercise and potential re-alignment of premises funding between PCT's, then implementation is expected to be from 1st April 2010.

Staffing

Apart from the general unwillingness of PCT's to fund additional, permanent Project Officers in the Capital section, which is being addressed through fixed term staff, the directorate is now fully staffed.

The concerns about the absence or limited growth funding after 2011, will almost certainly impact on revenue based development, so it is therefore prudent to have some flexibility around employed staff, should the need be to reduce overall numbers.

Other factors that will impact on the Directorate, are the outsourcing of decontamination processes at the Dental Hospital, as currently there are 3 staff employed on behalf of SBPCT, who undertake that work, and the whole issue of Provider separation within the PCT, currently expected to be in early 2011.

The flu pandemic has also created additional workload and redefinition of duties for staff at the Receipt & Distribution Centre in Devon Street, who are now responsible for Tamiflu storage and distribution between AVP's (Anti Viral Distribution Centres).

Activity Data

Attached is the FACTS activity data for the period up to the end of August 2009, for information.

Attach 1

Planned Programmes

The Planned Programme for BENPCT with approx value of £500K is progressing well, and will complete on time.

LIFT

The recently completed Richmond Road Centre, had been designated as Flu Treatment Centre, and will now operate as a distribution centre for anti virals, whilst the Community Services & GP's move in over the coming weeks. It is expected it will be fully functioning by the end of October/early November.

The move of GP's from Stechford Health Centre, will allow final release of the premise to the contracted purchase.

The Stage 1 Business Case for the new Saltley Health Centre is currently going through SHA for approval. The Stage 1 submission has been subjected to the rigour of the new approval process, which has proven to be very demanding. It is expected that it will be considered by Capital Review Group in November 2009, with Stage II, almost immediately following. The scheme has already been tendered. It is proposed that a combined submission would be the preferred way forward.

The process of the land acquisition is now being finalised and should be completed by early October. With financial close now expected in early 2010, construction would commence shortly afterwards, with completion of construction Autumn 2011.

A report will follow on the LIFT programme, giving the current position on all projects.

Attach 2

Estate Strategy Development

The production of the Estate Strategy, whilst completed in draft form, remains to be finalised pending review of the SSDP. DH has issued a Commissioner Investment & Asset Management Strategy (CIAMS) document, to assist commissioners in assessing the whole of the retained & leased estate, in relation to service strategy.

The undertaking of the assessment will require a significant investment in time and resource by the commissioners, with support from the Estate Directorate. Fortunately, there is already a comprehensive set of data in the form of a 6 facet survey, for the retained Estate & GP premises. Further work is required to assess the GDP and other contractor premises, in terms of quality and accessibility.

The SHA are requiring the PCT to confirm the approach being adopted to produce a comprehensive Estate Strategy or CIAMS assessment, by the end of October, with the completed assessment by April 2010.

Care Centres

The Care Centres continue to provide an improved patient environment, with support services delivered by BCC.

A review of compliance with the Service Level Agreements is to be undertaken in October, to ensure the specification is being met.

Sutton Cottage Hospital

The interim usage of Sutton Cottage continues, whilst consultation by the commissioners is being undertaken to decide what services are most appropriate at the centre. The decision to refurbish or re-build, remains to be answered once the service need is fully established.

General

Work continues with Provider functions to separately identify the Estate, associated with service delivery, and developing appropriate property related agreements to cover occupancy.

M J Wiltshire
Director of Estates & Facilities

LIFT Project Report

APPENDIX 2

Tranche 1 - Phase 2

Project	Location/Address	PCT	Size (m2)	Const 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 took handover on 4/2/08. PCT planning for building to be operational 14/4/08 for the PCT services. GP Practice relocated on 15th December.
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. A delay of almost 4 weeks for practical completion, the building was handed over to the PCT on 29th February. PCT looking to go live in 2 phases, on 17th and 31st March. 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. A delay of a week for practical completion was experienced (7th March), however PCT will start its commissioning period on 14th March so there is no effect on the PCT. GP sublease now in place. Building became operational on 7th April however PCT are experiencing some operational issues due to lack of progress on snagging items.

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 1-27 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. PCT has now fully occupied the new primary care centre. The old health centre was handed over to BaS on 30th June 08 - demolition has now commenced on site. Discussions still ongoing with the 3 GP Practices on the sublease and the purchase of Reservoir Road Surgery. Phase 2/3 works completed ahead of programme - overall project is now complete. 3rd GP practice relocated in to the new centre on 16th March 09.

Saltley	Clodeshall Road, Saltley	BEN	3,790 (excl. pharmacy)	8.9	tbc	£1.275m	Oct-09	Nov/Dec 09	Mar-11	> 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 site purchase should take place next financial year (09/10), in conjunction with the BCC's plan to purchase an adjacent site. A planning application has now been registered by BCC Planning Department. Adjacent land transfer has now been completed which will allow negotiations with BCC to progress on the overall site. The PCT Board approved the Stage 1 Business Case in Feb 09 (in line with the new guidance) and was submitted to the SHA on 23rd March 09. Tenders now returned - final discussions underway between BaS and contractors to fix price. Stage 1 Business Case should be approved by SHA in November. Tenders received and proposal to combine into stage I & II for SHA submission. Project Manager - Paul Jones.
Stechford	Former Richmond pub, Richmond Road, Stechford	BEN	2,767	4.9	Thomas Vale	756k	31-Jan-08	Mar-08	05 May 2009	Financial Close was reached on 31st January 08 as anticipated. The new centre was completed and handed over on 5th May as per the contract programme. Completion due on 5th May 09. The PCT Commissioning plan has now been put in place including User Group meetings. Building has yet to be fully commissioned for its planned services due to its temporary use as a flu centre, expectation GP's will move in by end of October. Project Manager - Melvin Henry.

Tranche 2

Sheldon Heath	Sheldon Heath Road (Site adjacent to proposed BCC Special Care Centre)	BEN	approx 2884							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. PCT acquired the site in March 08. This project has been selected as a national 'Sustainability' pilot project. Project Manager - Steve Hinckes.
Small Heath	Coventry Road/Wright Street, Small Heath	HOB	approx 2650							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. The site will be transferred to BaSS at Financial Close. PCT acquired the site early April 08. PCT Steering Group and Design Group is currently running. PCT to confirm whether project will proceed with GP involvement. Project Manager - Melvin Henry.
Enhanced Service Centre	Yardley Green Hospital, Yardley Green	BEN	3013							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) in October/November 08. This project will not have any GP accommodation and should bring about a transfer of services from Secondary to Primary Care building on the work already developed in the temporary ESC. Service vision and strategy has now been developed by the PCT. A Design Group and Project Group is now up and running with the aim of developing a Stage 1 in late 09 with a planning application submitted in August 09. Business Case/Stage 1 approved by PCT in July. Project Manager - Melvin Henry
Hodge Hill	Drylea Grove, Bromford	BEN	2601							An Outline Planning Application was submitted by BaS, a decision should be known in early April 08. PCT acquired the site in March 08. A Project Group and design group is now up and running. Planning consent has now been received. Tender Pack review underway by PCT/SSA. Tender should be issued to contractors in mid August 09. Project Manager - Phil Southern.
Farm Road	Adjacent vacant site, Grantham Road.	HOB	4000 approx							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. SPB Stage 1 approval given in May 07. PCT has now purchased the adjacent former church site. A revised Stage 1 (OBC) needs to be produced and submitted to the PCT Board for reapproval (likely date September 09). Project Steering Group and Design Group are up and running Discussions have been had with the Planning Department and the conclusion will see a development on the new site with a replacement church and overspill car parking on the existing clinic site. Discussions are progressing between the PCT, BCC locality team and Prime to finalise the internal plans with a view to a planning application being submitted in July. Board approved Stage 1 in September 09. Project Manager Stephen Hinckes.

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. PCT now looking at option to develop another site in locality - discussions progressing with owners. Project Manager - Steve Hinckes
Balsall Heath	Balsall Heath H/C site	HOB	3300 approx							PCT are currently looking at options to develop the existing site. This project will be procured by way of a Design & Build project, using PCT capital monies to fund the whole scheme but with BaS developing the scheme up to start on site. Project Steering Group and Design Group is up and running. Project Manager - Paul Jones.
Sparkhill	Existing site	HOB	2,767							PCT are looking to replace existing H/C with a purpose built new build on the existing site. Potential for decant of existing H/C due to timing of project. Project Steering Group and Design Group up and running. A planning application was submitted in Feb 09. PCT to confirm intention to proceed. Project Manager - Phil Southern
Colston	Bath Row (Crest Nicholson site)	HOB	4493 (excl. pharmacy)	£8.5m	tbc	£1.370m	tbc	tbc	tbc	PCT are currently looking at options to develop the existing site or an alternative site. Prime are in discussions with Crest Nicholson to explore another possible development site. Project Steering and User Groups are up and running. A Stage 1 is proposed for Board submission in March 09 but the date is under review and then submission to the SHA for approval. Adjacent running track site looks to be an unlikely development site due to local community requirements for the site. Negotiations on the site purchase are underway between Prime, Optima Housing and BCC; the purchase of the site needs to take place this financial year for the PCTs financial plan. Planning approval was received on 16th July 09. HoTs have been agreed for the site purchase - should take place before 16th Oct 09 (longstop date). Tender pack currently under review by PCT/SSA. Stage 1 Business Case approved by HoB Board in Sept 09. Project Manager - Melvin Henry.
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. The Care Trust are currently reviewing this project together with BaS, SSA and the Council's regeneration partner 'InPartnerships' to agree how the project will be taken forward. Project Manager - tbc.
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 completed on time and within budget. Project Manager - Paul Jones.
Perry Barr	TBC	HOB	TBC							PCT has commenced a Steering Group to explore this project which aims to bring together 3 local GP Practices with associated PCT services. Prime are currently searching the area for suitable sites. The GPs have now decided to develop a GP-led development and have opted out of a LIFT development.
Handsworth Wood	TBC	HOB	TBC							PCT has commenced a Steering Group to explore this project which aims to bring together local GP Practices with associated PCT services. Prime are currently undertaking an optional appraisal on 3 identified sites. Scheme under review.

* Changes from previous report shown in red. Actions shown in bold.



**NHS BIRMINGHAM EAST AND NORTH BOARD MEETING
SUSTAINABILITY REPORT –
30TH SEPTEMBER 2009**

Birmingham Primary Care
Shared Services Agency

Sustainability

The financial year ending March 2009, has seen some significant changes in respect of Sustainability, with the introduction of the Climate Change Act, and issue of guidance from the Sustainable Development Unit, identifying key targets for reducing carbon in the NHS.

Whilst BEN PCT had been making good progress in relation to the earlier targets, to achieve 1% per annum reduction in energy consumption from a 2000 baseline, the new targets set by the Government to reduce CO², both in the short & long term, represent a major challenge.

The Sustainability policy approved by the Board in January 2008 has required revision to incorporate these new targets. At Board level, Andy Donald has taken the lead for the organisation in terms of Sustainability.

Energy

The PCT's has seen a recent rise in overall energy consumption due to the increase in total floor area occupied, and therefore CO² production has increased proportionally. Initially in 2008, due to a Procurement Strategy, with electricity secured from renewable sources, combined with investment in a range of energy saving measures, the CO² footprint of the organisation had reduced from the 2000 baseline.

However, the expansion of the Estate with new developments at Castle Vale, the Dove, Stockland Green, is inevitably off setting the earlier reduction, and the trend is towards an increasing output of carbon, against a dramatically hardening target. Current predictions would suggest the PCT will return to 2007 levels of CO² in 2011, and breach the original target midway through 2010.

The commissioning of the Richmond Centre, and further planned developments at Saltley, Hodge Hill, Partners in Health, Sheldon Heath, and the Equitable Access facilities in Erdington, will only exacerbate, the divergence between production and target, This is despite the designs of new builds being "low carbon/low energy" buildings in terms of construction.

The conclusion must be, to stand any chance of achieving the targets set by Government, (there are now suggestions that the 80% target for 2050, should be 90% to offset flying associated CO² production), alternative areas for reduction in carbon must be pursued, including Transport and Procurement, furthermore a whole health economy approach would

be more appropriate, rather than a single organisation basis, as the community infrastructure develops, a down sizing of acute facilities should follow.

Attached is a summary of figures for Energy and CO² productions, incorporating actual information to date and estimated future figures.

The total CO² figures are very much an estimate based on only partial information of the organisational activity, as to date; there have not been very robust units of measure for areas such as Procurement. Nevertheless, it is clear that there has to be a radical change to the way the organisation operates, to protect out future from an increasing CO² production.

Carbon Production Commitment

The Board is to be aware that the Carbon Reduction Commitment Programme, comes into being in April 2010, whereby a tax (currently £12 per tonne), is put on an organisation for each tonne of carbon produced through consumed electricity.

There is a qualifying organisational threshold of 6,000 mwh per annum, which currently none of the Birmingham PCT's exceed. Current total demand for BEN is 1249 mwh, so we are a long way from exceeding the threshold. Nevertheless, it will be necessary to complete a disclosure form via DEFRA in October. Failure to do so will result in a £1,000 fine. It is likely that the threshold will be lowered over time, so there will be a real financial incentive, to avoid breaching the threshold.

M J Wiltshire
Director of Estates & Facilities

NHS Carbon Reduction Strategy for England (January 2009)

'Saving Carbon, Improving Health'

1. When BENPCT calculated its carbon footprint at January 2008, the only known values for the year ending 31st March 2007 were:

▪ Energy	1031	
▪ Waste	24	
▪ Transport (Business Miles only)	517	
	<u>1572</u>	Tonnes

The unknown values were (and remain!);

- Procurement
- Transport

2. The NHS calculates that the three main CO² emissions in percentage terms are

▪ Transport	18%
▪ Buildings	22%
▪ Procurement	60%

3. If for BENPCT we applied the national average estimated percentage value to the information we knew at the year 2000, then the BENPCT carbon footprint could be:

▪ Transport	890	(estimated)
▪ Buildings	1088	(known)
▪ Procurement	<u>2967</u>	(estimated)
Total	<u>4945</u>	Tonnes

4. Similarly based on the information we knew for the year 2007 the BENPCT carbon footprint could be

▪ Transport	844	(estimated)
▪ Buildings	1031	(known)
▪ Procurement	<u>2811</u>	(estimated)
Total	<u>4686</u>	Tonnes

5. Floor Area (M²)

▪ 2000 =	17254	(actual)
▪ 2007 =	16574	(actual)
▪ 2013 =	41588	(estimated)

6. Tonnes of CO²

▪ 1 Tonne CO ² =	1862 kWh Gas
▪ 1 Tonne CO ² =	5405 kWh Electricity



Birmingham East and North

AGENDA ITEM 4.3

The factors used are taken from Defra's GHG conversion factors for company reporting, published April 2008. (Obtained via the Carbon Trust).

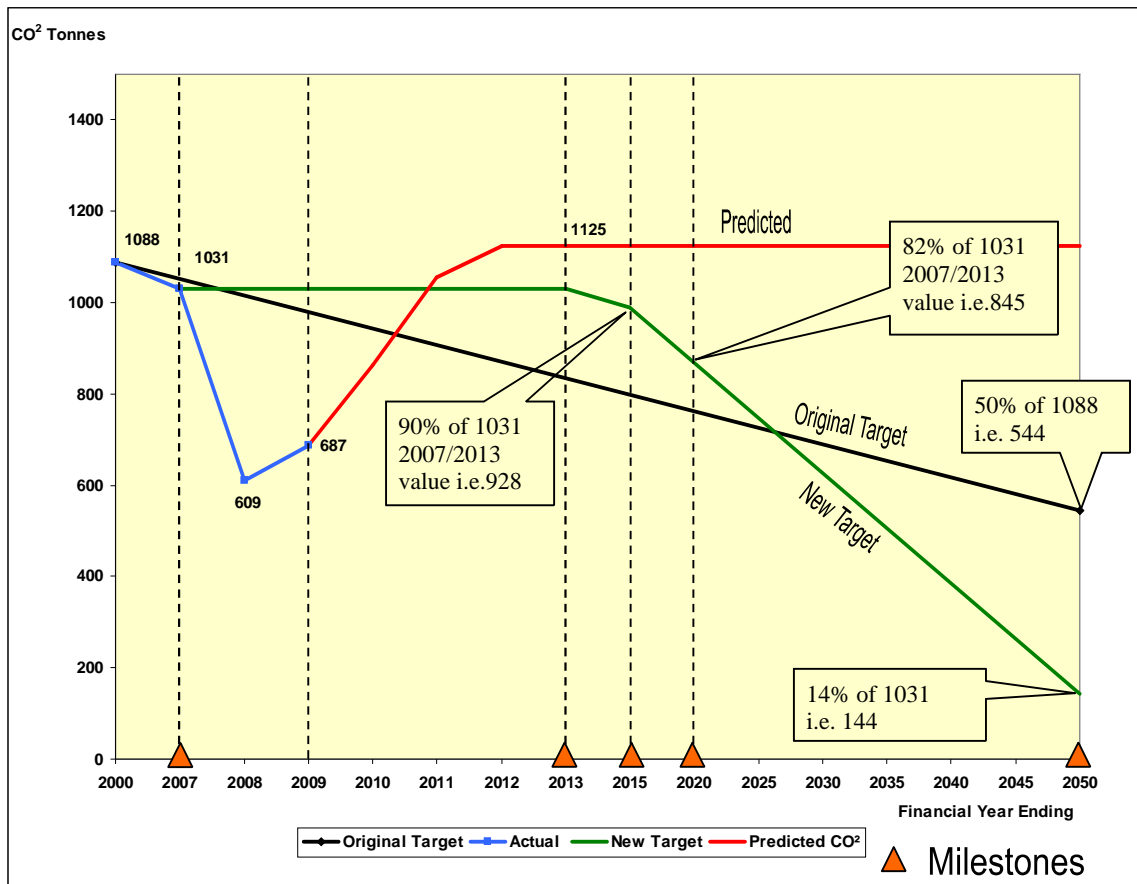
Sustainable Development

Energy

Base Year 2000

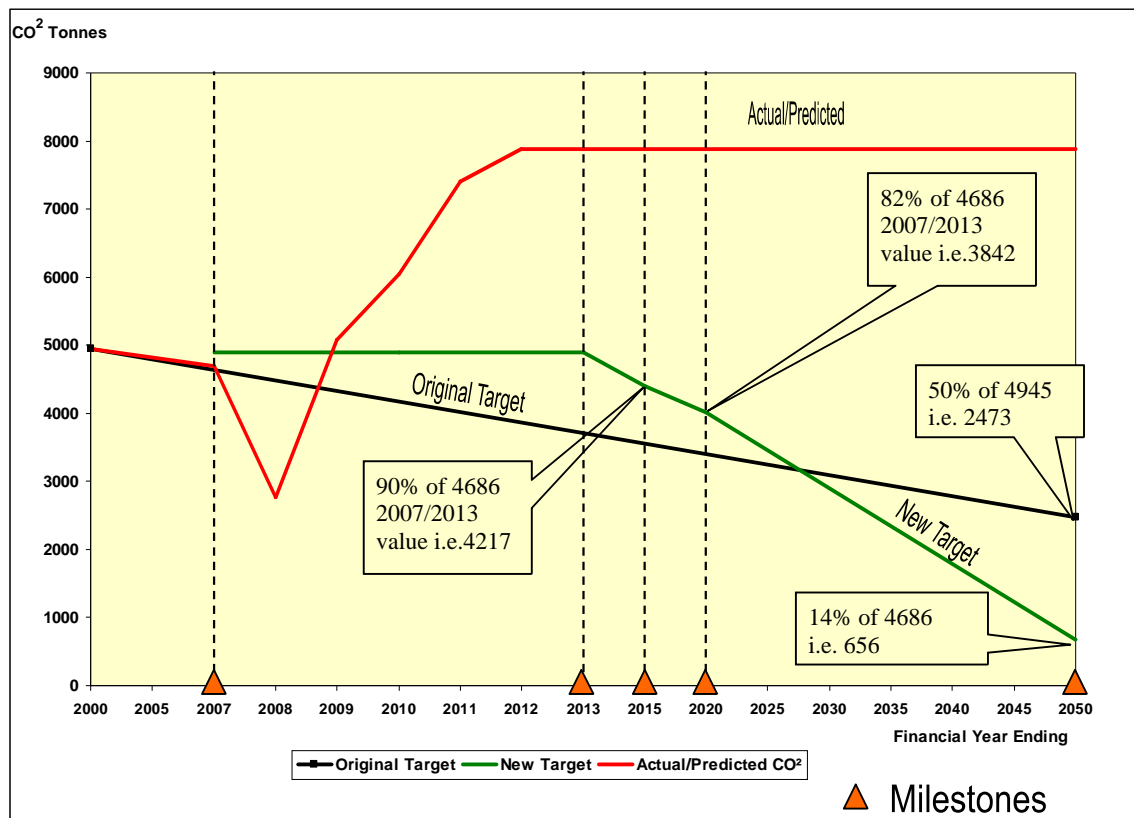
Financial Year ending	Floor Area M ²	Heated Volume M ³	Actual Energy		Actual CO ² Emissions	Original Target	New Target
			kWh	GJ	Tonnes	Tonnes	Tonnes
2000	17254	58063	4419051	15909	1088	1088	-
2007	16574	54383	4038435	13480	1031	1011	1031
2008	19038	66633	4300893	15483	609	1001	1031
2009	27855	97493	4857433	27486	687	990	1031
2010	30121 *	105424 *	6087917 *	21917 *	862 *	979	1031
2011	38888 *	136108 *	7460134 *	26856 *	1056 *	968	1031
2012	41588 *	145558 *	7944297 *	28599 *	1125 *	957	1031
2013	41588 *	145558 *	7944297 *	28599 *	1125 *	946	1031
2015	41588 *	145558 *	7944297 *	28599 *	1125 *	927	928
2020	41588 *	145558 *	7944297 *	28599 *	1125 *	880	845
2050	41588 *	145558 *	7944297 *	28599 *	1125 *	544	144

* = Estimated



TOTAL CO²

Sustainable Development: Projected reduction based upon the requirements of ‘Saving Carbon, Improving Health’ (January 2009)



Financial Year ending	New target CO ² Emissions Tonnes	Predicted CO ² Emissions Tonnes
2000	4945	4945
2007	4686	4686
2008	4686	5086
2009	4686	5618
2010	4686	6041 *
2011	4686	7405 *
2012	4686	7886 *
2013	4686	7886 *
2015	4217	7886 *
2020	3842	7886 *
2050	656	7886 *

*= Estimated