

**BIRMINGHAM EAST AND NORTH PCT BOARD MEETING
ESTATES & FACILITIES UPDATE REPORT –
26TH NOVEMBER 2008**

Financial Position

The Directorate position at Month 6 is £142K in surplus largely as a result of vacancies. It is expected the position at year end will be close to nearer breakeven, as agency staff are being employed to fill gaps.

Staffing

Key vacancies remain to be filled in the LIFT Team for a Project Officer, despite both internal and external advert; an appropriate candidate has yet to be recruited.

Similarly the Energy Officer post, whilst advertised at Band 6 has not been successful, and is currently out to external advert at Band 7. This is seen as a key appointment to help progress the sustainability agenda. It is evident that other NHS organisations are offering considerably higher salaries for similar posts.

Activity Data

Activity data for the period up to the end of September 2008 is attached.

Attach 1

Planned Programmes

As reported in July, the contractor Chase Norton undertaking the accommodation conversion works at Waterlinks had gone into administration. By negotiation, a replacement contractor Galliford Try was procured to complete the job and works have progressed with only 7 weeks delay in the overall programme.

Hand over has been achieved for offices on the 4th floor, with Public Health staff moving from Kingsnorth, and land has been acquired and a car park constructed in Proctor Street, to provide additional spaces for HQ use. The car park was handed over in October.

The remainder of the programme is progressing well and will be delivered to time and budget.

LIFT

Work continues on the Richmond Road project, and whilst there is understood to have been some delays in the construction on process, it is still anticipated practical completion will be achieved in May 2009.

Stockland Green Phases II & III works are proceeding apace, with an anticipated completion of the site clearance of the original building and the new car park by end of November.

Agreement has been reached with the Sherlaw Practice on the terms of occupation for Stockland Green, but a date remains to be agreed for actual occupation.

Negotiations with the Streetly practice for occupation of the Dove Centre are concluded, and a moving in date of the 12th December has been agreed.

Land negotiations on the Clodeshall Road site for a new centre are still progressing, with significant delays resulting from a land swap negotiation, with an adjoining landowner and BCC. Prime have been leading this on behalf of the PCT and it is understood, a way forward has been found. It is expected that completion of the acquisitions will be achieved in this financial year.

Other schemes in earlier planning stages include a replacement for Partners in Health, New Saltley, Hodge Hill and Sheldon Heath. See attached summary report.

Attach 2

Yardley Green

The land transaction to acquire the site from BSMHT for the replacement of Partners in Health building, has been successfully completed, using a circular flow of monies route.

The land will continue to be used by HoEFT, as a temporary car park until the 31st January, at which point they will vacate to two alternative areas on the main site retained by BSMHT.

Since the last report, HoEFT have completed their review of car parking options to meet their future needs, and have concluded that they do not wish to proceed with the multi storey car park option. Up to 1600 spaces are apparently required, but the HoEFT plan is to provide only 500 new spaces, on the main site and areas in their control on Yardley Green. The rest being addressed by demand management.

There is a general concern that HoEFT plans to manage the shortfall, will not be achieved, putting more pressure on adjoining roads and with a risk of illicit parking on PCT and BSMHT areas.

In the absence of the multi storey car park, this leaves BSMHT and PCT to address their own parking requirements, and surface level solutions are currently being worked up. This will be subject to agreement with the Planning and Transportation Departments of BCC.

A timed withdrawal from the Yardley Green site by HoEFT has been negotiated, which should see all but 40 spaces associated with a Sterile Stores development, off site by Autumn 2011.

Estate Strategy

With the approval of the SSDP at the October Board meeting, work will commence to compile an Estate Strategy, to reflect the investment required, both in the retained Estate, and where new developments are needed.

It is expected this will take approx 3 months to produce, and will employ the services of an external consultant to support the production of the strategy.

Care Centres – Perry Tree and Ann Marie Howes

It had been hoped that by the time this report was produced, occupation of both Perry Tree and Ann Marie Howes, would have been achieved, however this has not transpired.

Negotiations around the Lease and Operating agreements are now concluded with final sign off and exchange, awaiting the occupation dates for completion.

The main delaying factor has been the Tunstall Wireless call systems, inability to function as a HTM (Health Technical Memoranda) compliant nurse call.

Various modifications have been ongoing since July, to try and ensure the system operates in an effective and 'safe' manner.

At this time the most recent modifications have separated the ground and first floor PCT accommodation, improving the system response times significantly. Further upgrades are expected by the end of November, which will further improve the system moving nearer, but not achieving full compliance.

Vacation of the existing bedded accommodation at Sutton Cottage, Berwood Court and the Grange are dependant upon this issue reaching an acceptable conclusion.

Provisional dates for occupation of Perry Tree is and Ann Marie Howes is likely to be early December, subject to successful testing process.

Sustainability

Various initiatives have progressed to implement the Board approved action plan, to reduce CO² emissions by the PCT. The PCT Lead is now nominated as Mike Burns.

A city wide lease car policy has been negotiated, which should see the 600 plus lease vehicles, moving over time to a lower CO² emission target of 145 gm/km maximum as contract expire.

Further work is planned on strategies that seek to minimise emissions via BEN Sustainability Group, under the chairmanship of Waheed Saleem. A sustainable travel plan needs to be a priority for the group.

Progress in terms of engineered solutions in the new LIFT developments is underway, with energy performance targets being set, and a NHS BREEAM "Excellent" rating, as a requirement.

A range of retrofit engineering solutions such as more efficient boilers, energy management systems, and replacement lighting, are being undertaken this year, within the retained estate.

The "Saving Carbon, Improving Health Strategy" consultation document, has been responded to, and it is expected this will form the basis of new NHS Carbon Policy early in the New Year.

It is to be noted the Government intend to further harden carbon saving targets by revising from 60% to 80% reduction by 2050, from a 1990 baseline.

M J Wiltshire
Director of Estates & Facilities