



**NHS BIRMINGHAM EAST AND NORTH BOARD MEETING  
ESTATES & FACILITIES QUARTERLY REPORT –  
16 DECEMBER 2009**

Birmingham Primary Care  
Shared Services Agency

**Financial Position**

Expenditure at Month 7 is well under control, and with a small positive variance. There is a realistic expectation the end of year position will be break even as required.

**Activity Based Costing**

As reported in September progress on developing this approach had slowed, however, all the work to analyse the range of services, by directorate, by premise, by PCT is now complete.

This work together with the analysis undertaken by IT and Contractor Services, it is expected will be made available to PCT Leads before Christmas, for consideration.

It will be for the PCT's to consider whether there is a collective wish to move to this approach, for delivery of services from the Agency.

**Staffing**

Overall the directorate is appropriately staffed to deliver current services.

Resourcing to deliver the three PCT Capital & LIFT programmes, is still somewhat uncertain, as the size of the investment over the next couple of years is likely to see a retraction, however the number of projects has still to be finalised.

The Director of Estates & Facilities has confirmed his intention to retire at the end of March 2010. It is hoped that the post will be seen as of sufficient importance, to see a replacement in place, ahead of the March date, to allow a handover period. The re-appointment will need to be agreed between the three PCT's, as the post along with the service, is maintained by shared funding. A decision is awaited on this.

**Planned Programmes**

The planned programmes for all three PCT's are progressing well, and are expected to be delivered on time and to budget, to ensure expenditure is captured in this financial year (2009-2010).

**LIFT Programme**

The Richmond Road Centre, continues as a Flu ACP (anti viral collection point), but has now been fully commissioned for its intended use, with all the GP's moving in as of 2<sup>nd</sup> November.

The existing Stechford Health Centre has now been emptied and decommissioned, and the completion of the sale to the contracted party is being progressed.

The combined Stage I and Stage II Business Case for the Saltley Health & Well Being Centre, has been approved by the SHA, and the PCT has proceeded to sign the Lease Plus agreements as a preliminary to financial close, expected in the near future. Construction is anticipated to commence earlier in the New Year.

The Business Case for the Hodge Hill Centre is now with the SHA for approval. A combined Stage I and Stage II approach is being pursued, to speed up the approval process.

A full LIFT programme update is attached for information.

Attach 1

### **Estate Strategy Development**

The submission of the preliminary CIAMS assessment for the PCT was submitted as required, by the end of October. The Commissioner Investment & Asset Management System is aimed at informing the commissioners, as to how compliant the premises are from which services are commissioned. A full investment strategy is required to be submitted by the end of March 2010.

The development of the 5 year Estate Strategy, is awaiting finalisation of the SSDP, which will inform the key priorities, of the PCT, for premises. Once complete this will form the basis of the submission to the SHA in March.

It was intended that the SSDP and Estate Strategy be presented to the Board together, as they are interdependent, however, it is needed for at least a month, is needed between the receipt of SSDP for finalisation of the Estate Strategy.

### **Premises Assurance Model (PAM)**

A quality based assurance model is being developed for NHS premises, which will require detailed assessment of buildings, from which services are delivered. It is intended to support World Class Commissioning and QIPP (Quality Innovation, Productivity & Prevention).

The Assurance Model is to be introduced for Acute Hospitals from March 2010, and is to be refined for use in PCT's and Mental Health Trusts in 2011. The system will incorporate ERIC data, to allow comparison of similar organisations for benchmarking purposes.

We have nominated a representative, to be part of a working group to be organised by the SHA Estates Lead, to develop the model for primary care use.

### **Premises Issues**

The PCT has been notified by HEFT, of their expressed wish to re-occupy the current Partners in Health building on the Yardley Green site. The PCT service currently sees over 10,000 patients per annum through the centre, and whilst it has been in use since 2005, under a tenancy agreement, there is little security of tenure.

Representation has been made at the highest level to re-consider the decision; however in the interim, alternative relocation options are being explored. HEFT have indicated they want the building at the end of March 2010.

### **Activity Data**

Attached is the FACTs activity data for the period up to the end of October 2009, for information. Attach 2

### **Energy Report**

As part of the Sustainability Agenda, the energy consumption of the PCT, within the retained estate is closely monitored.

Attached are the figures for the period from 1<sup>st</sup> April to end of September, for both electricity and gas, together with a summary of total energy consumption and CO<sup>2</sup> emission, for information. Attach 3

It is to be recognised the outlook is of increasing demand, and therefore divergence from the target, due to growth in the size of the Estate, and extended hours of usage, in the main.

**M J Wiltshire**  
**Director of Estates & Facilities**

**LIFT Project Report**

**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 BaS. Project Manager - Melvin Henry. Building was handed over to BaS 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 - BaS to manage Residential development. <b>ACTION - BaS 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.</b> 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)	6.356	Mansells	£996k	03/12/2009	Jan-10	31/05/2011	> Site requirement for Clodeshall Rd site has been confirmed as 1.74 acres. The purchase agreement for the site has been agreed with BCC (& Prime); PCT site purchase will be completed w/c 9th November 2009. The site will be sold to BaS 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. Planning Consent for the development was achieved in March 09. 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. A combined Stage 1 & 2 Business Case was submitted to the SHA on 5th October 09; CRG approved the business case on 2nd November. <b>SHA Board approved the project on 24th November. Financial close was achieved on 3rd December 2009.</b> Project Managers- Paul Jones/Mel Hadzovic.
Stechford	Former Richmond pub, Richmond Road, Stechford	BEN	2,767	4.9	Thomas Vale	756k	31-Jan-08	Mar-08	05-May-09	Financial Close was reached on 31st January 08 as anticipated. The new centre was completed and handed over on 5th May 09 as per the contract programme. The PCT Commissioning plan has now been put in place including User Group meetings. Project Manager - Melvin Henry.

**Tranche 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
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 BaS 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 - BaS/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/Martyn James.
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 BaS at Financial Close. PCT acquired the site early April 08. PCT Steering Group and Design Group is currently running. The project has been put on hold by the tPCT due to a gap in land value agreement with a GP Practice. Project Manager - Melvin Henry/Mel Hadzovic.

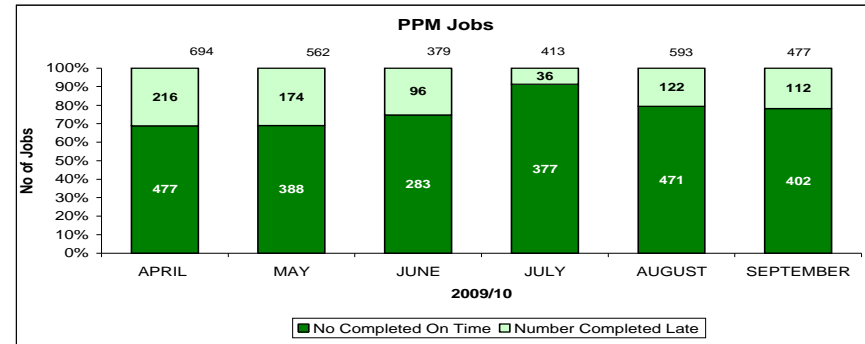
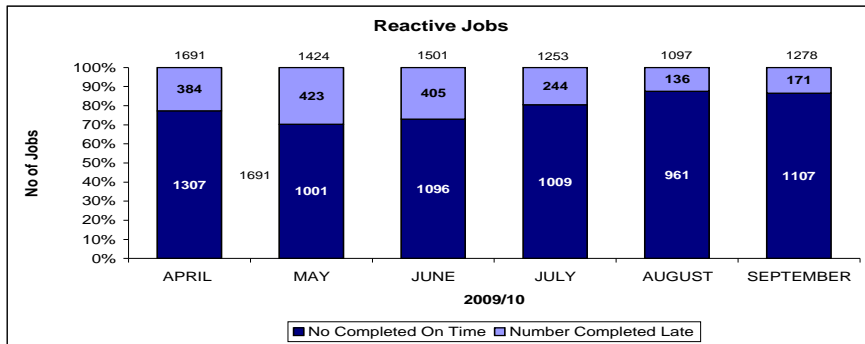
Enhanced Service Centre	Yardley Green Hospital, Yardley Green	BEN	3013							This project will be the permanent solution to replace the temporary Enhanced Service Centre as is now a priority for the PCT. The PCT are due to have the site transferred to them from Secretary of State (possibly via BSMHT) 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. Project Manager - Melvin Henry/Martyn James
Hodge Hill	Drylea Grove, Bromford	BEN	2601	£5.0m	tbc	£834k	tbc	tbc	tbc	An Outline Planning Application was submitted by BaS. 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 completed but some further detailed design to incorporate dental services is required. Tenders have been received by BaS and Prime, clarification process underway. PCT aim to complete Business Case in December 09. Project Manager - Phil Southern/Mel Hadzovic.
Farm Road	Adjacent vacant site, Grantham Road.	HOB	4000 approx	£6.3m	tbc	£959k	tbc	tbc	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. SPB Stage 1 approval given in May 07. PCT has now purchased the adjacent former church site. The PCT Board approved the Stage 1 Business Case in September 09; which has now been submitted to the SHA for approval. 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. Tender lock-in meeting planned for 9th November 09. Project Manager - Stephen Hinckes/Martyn James.
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. Project has been cancelled by the tPCT but the project is likely to be replaced by a GP-led project. Project Manager - Steve Hinckes/Mel Hadzovic
Balsall Heath	Balsall Heath H/C site	HOB	3300 approx			n/a	n/a			The PCT Board has withdrawn the new build project from the PCT Programme. A much smaller scale refurbishment project is now being developed; the capital budget of £800k needs to be spent in the current financial year (09/10). The project will be project managed by SSA using ONE design services. Project Manager - Paul Jones.

Sparkhill	Existing site	HOB	2,767	£5.7m		£828k	tbc	tbc	tbc	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. Planning Consent was granted in May 09. Tender prices have now been returned to BaS/Prime and including in the Stage 1 Business Case, which was approved by the PCT Board in October. The Business Case was submitted to the SHA in October 09. Project Manager - Phil Southern/Martyn James.
Colston	Bath Row (Crest Nicholson site)	HOB	4493 (excl. pharmacy)	£8.5m	tbc	£1.370m	tbc	tbc	tbc	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. Planning approval was received on 16th July 09. HoTs have been agreed for site purchase - should take place before 16th Oct 09 (longstop date). Tender pack reviewed in July 09. Tender process currently under review by PCT/SSA. Stage 1 Business Case due to go to HoB Board in Sept 09. Project Manager - Melvin Henry.
North Arran Way	tbc	Solihull	tbc							The Care Trust has formed a Project Group for this project; dates and programme to be confirmed in due course.
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.

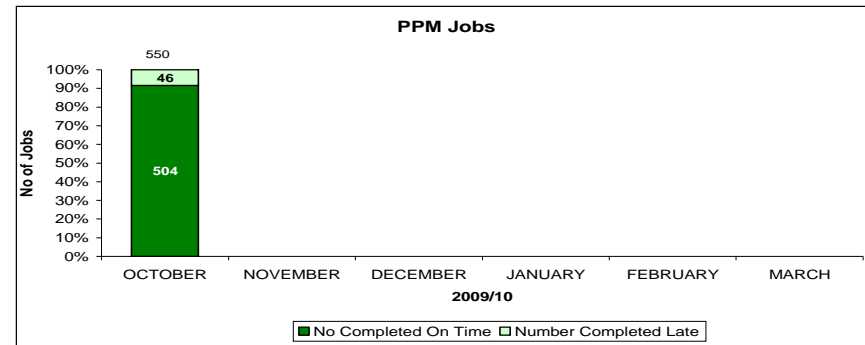
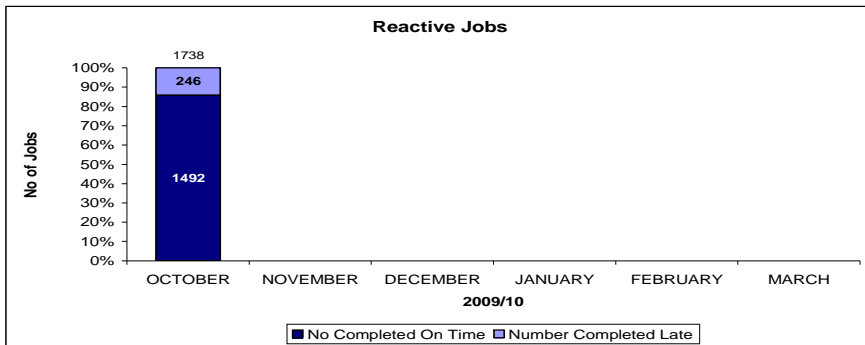
\* Changes from previous report shown in red. Actions shown in bold.

2009/10

	APRIL		MAY		JUNE		JULY		AUGUST		SEPTEMBER		TOTAL	
	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM
<b>No Completed</b>	1691	694	1424	562	1501	379	1253	413	1097	593	1278	477	8244	3118
<b>No Completed On Time</b>	1307	477	1001	388	1096	283	1009	377	961	471	1107	402	6481	2398
<b>Number Completed Late</b>	384	216	423	174	405	96	244	36	136	122	171	112	1763	756
<b>% Completed on time</b>	77	69	70	69	73	75	81	91	88	79	87	84	79	77

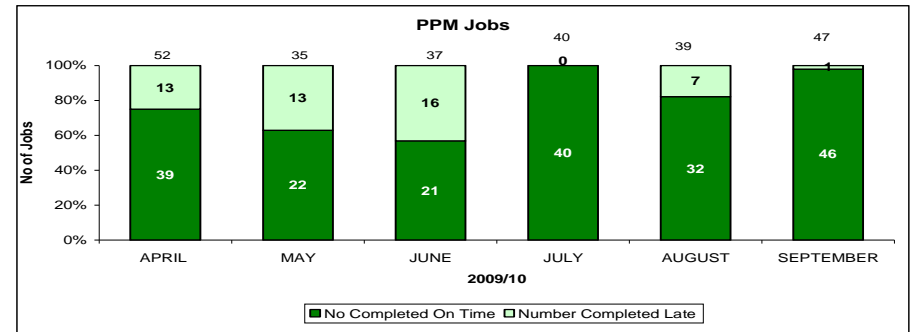
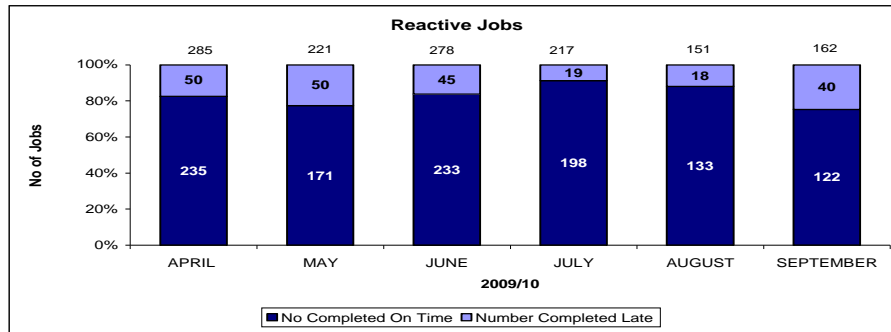


	OCTOBER		NOVEMBER		DECEMBER		JANUARY		FEBRUARY		MARCH		ANNUAL TOTAL	
	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM
<b>No Completed</b>	1738	550											1738	550
<b>No Completed On Time</b>	1492	504											1492	504
<b>Number Completed Late</b>	246	46											246	46
<b>% Completed on time</b>	86	92											86	92

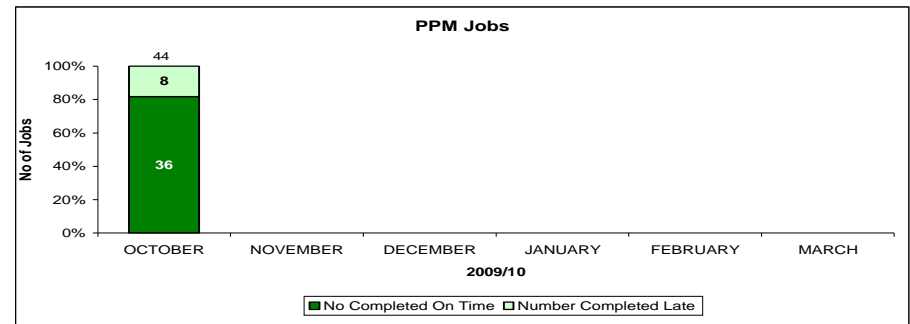
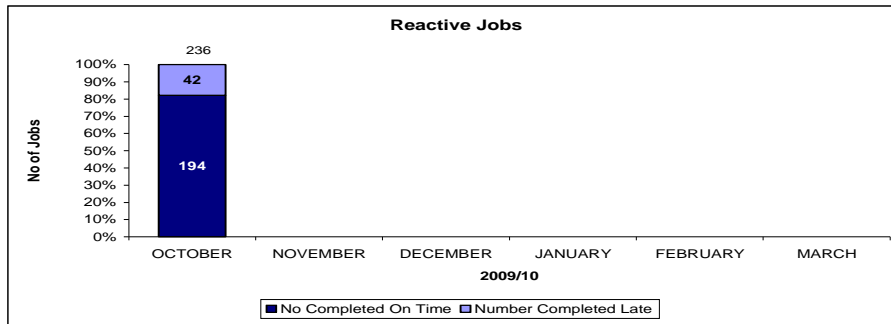


2009/10

BEN PCT	APRIL		MAY		JUNE		JULY		AUGUST		SEPTEMBER		TOTAL	
	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM
No Completed	285	52	221	35	278	37	217	40	151	39	162	47	1314	250
No Completed On Time	235	39	171	22	233	21	198	40	133	32	122	46	1092	200
Number Completed Late	50	13	50	13	45	16	19	0	18	7	40	1	222	50
% Completed on time	82	75	77	63	84	57	91	100	88	82	75	98	83	80

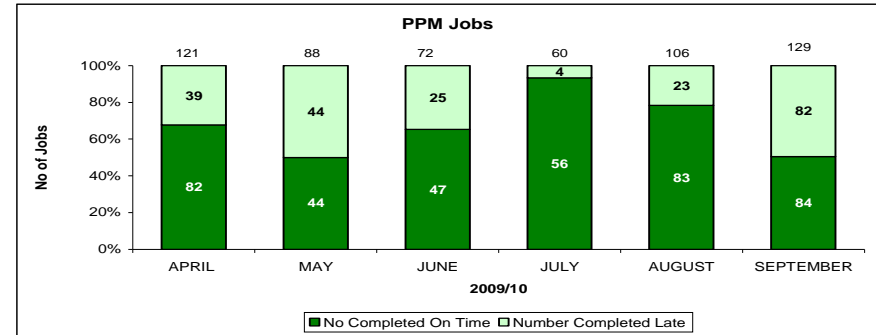
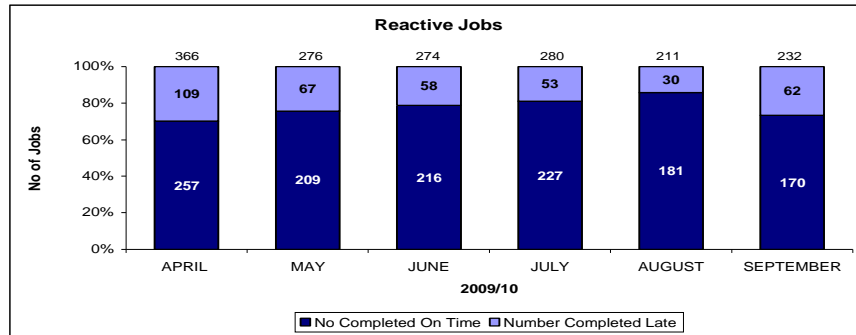


BEN PCT	OCTOBER		NOVEMBER		DECEMBER		JANUARY		FEBRUARY		MARCH		ANNUAL TOTAL	
	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM
No Completed	236	44											1550	294
No Completed On Time	194	36											1286	236
Number Completed Late	42	8											264	58
% Completed on time	82	82											83	80

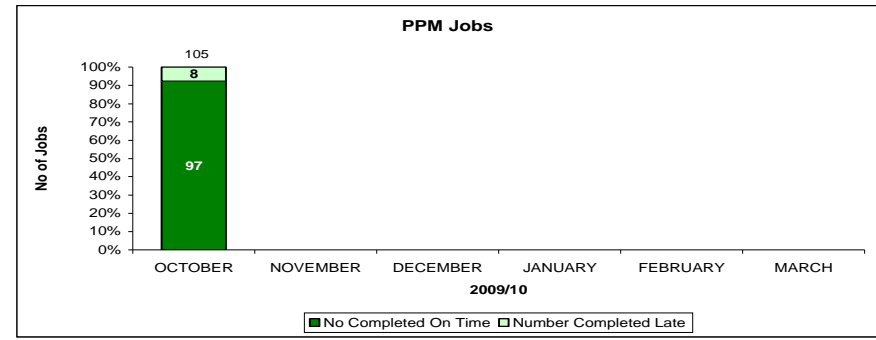
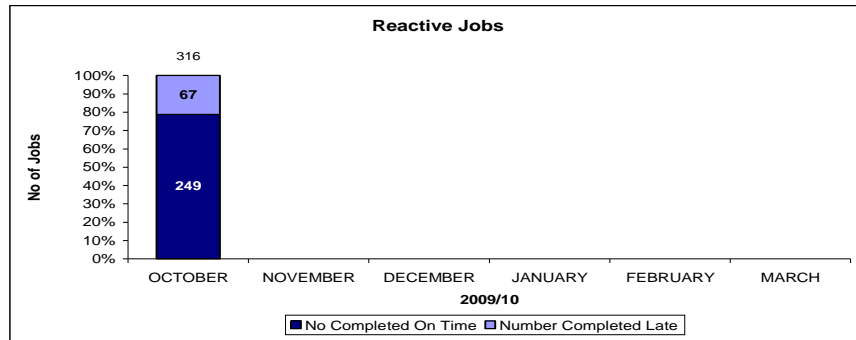


2009/10

HOBPCT	APRIL		MAY		JUNE		JULY		AUGUST		SEPTEMBER		TOTAL	
	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM
No Completed	366	121	276	88	274	72	280	60	211	106	232	129	1639	576
No Completed On Time	257	82	209	44	216	47	227	56	181	83	170	84	1260	396
Number Completed Late	109	39	67	44	58	25	53	4	30	23	62	82	379	217
% Completed on time	70	68	76	50	79	65	81	93	86	78	73	65	77	69

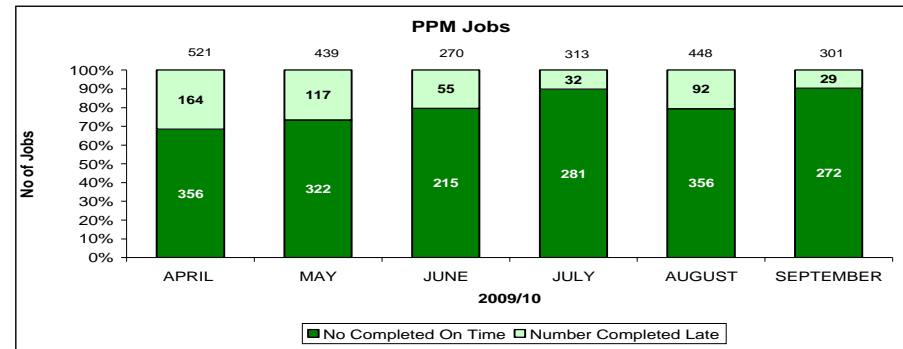
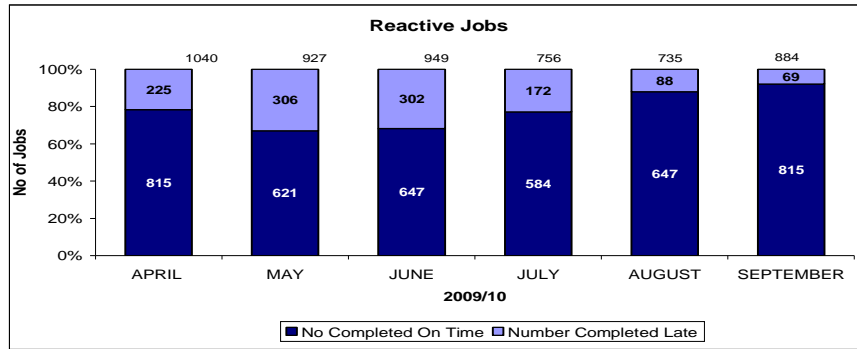


HOBPCT	OCTOBER		NOVEMBER		DECEMBER		JANUARY		FEBRUARY		MARCH		ANNUAL TOTAL	
	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM
No Completed	316	105											1955	681
No Completed On Time	249	97											1509	396
Number Completed Late	67	8											446	217
% Completed on time	79	92											77	58



2009/10

SBPCT	APRIL		MAY		JUNE		JULY		AUGUST		SEPTEMBER		TOTAL	
	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM
No Completed	1040	521	927	439	949	270	756	313	735	448	884	301	5291	301
No Completed On Time	815	356	621	322	647	215	584	281	647	356	815	272	4129	272
Number Completed Late	225	164	306	117	302	55	172	32	88	92	69	29	1162	29
% Completed on time	78	68	67	73	68	80	77	90	88	79	92	90	78	90



SBPCT	OCTOBER		NOVEMBER		DECEMBER		JANUARY		FEBRUARY		MARCH		ANNUAL TOTAL	
	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM	REACTIVE	PPM
No Completed	1186	401											6477	702
No Completed On Time	1049	371											5178	643
Number Completed Late	137	30											1299	59
% Completed on time	88	93											80	92

