



Trust Board Briefing Paper

**From:** Owen Harkin, Director of Finance

**To:** Trust Board

**Date:** 23<sup>rd</sup> January 2020

**Subject:** Business Case for Holywell Hospital: Inver 4  
Replacement Roof

**Action Required:** Presentation of Business Case to gain approval from  
Trust Board

**Background:** Inver 4 is a NHSCT owned single storey building located on the Holywell Hospital site in Antrim. The building was constructed in 1899 and provides approximately 764 sq. m of accommodation.

The roof covering is beyond end of life cycle and needs urgently replaced. The roof is covered with Westmorland Welsh slate with no underlay or vapour barrier which has permitted continual water ingress over a prolonged period. The building has listed building status and as a consequence all refurbishment works must replicate the existing material coverings to maintain the existing character of the building.

Apart from the roof, the remainder of the building is structurally sound.

If the roof is not replaced, the risk to the Users of the building will increase to a point where occupancy of the building will become a safety issue and the building will have to be vacated.

The condition of the roof has also been one of the issues raised by the Department of Health during their visit to the Holywell Hospital site on 14<sup>th</sup> May 2019.

**Benefits:** This project will provide a safe and weatherproof environment for staff and service users within the building.

It will remove the risk of water ingress due to the age profile and condition of the existing roof coverings.

The new roof will be designed and installed to current building regulation standards and will meet the requirements of the Department for Communities: Historic Environment Division.

It will also address the concerns previously raised by the Department of Health.

**Capital Cost Summary:** Total Capital Cost - £798k

**Affordability:** Capital funding of £798k will be sourced from the NHSCT's 2019/20 & 2020/21 CRL.

There is expected to be annual revenue savings on repairs of £417. There will be an annual depreciation charge of £31,920 based on an economic life of 25 years.

**Risks:**

There is a medium impact risk associated with implementing a scheme of this nature. The project will be carefully project managed to minimise the impact on business continuity and compliance with statutory standards. The Project Manager will liaise closely with Capital Development to ensure any cost / programme risks are communicated in a timely manner.

Failure to implement this project will lead to a significant risk of water ingress, impacting on health and safety, user experience & revenue expenditure. The building would eventually have to be vacated.

**Conclusion**

Implementing this scheme will remove current risk and maintenance issues with the existing roof.

The building fabric will be greatly improved and should extend the life of the building in excess of 25 years.

The roof covering will be in compliance with the building's listed building status