

**Ref No:**



Northern Health  
and Social Care Trust

Trust Board Briefing Paper

**Date of Meeting:** 27<sup>th</sup> January 2022

**Subject:** Refurbishment and the Operationalisation of Galgorm accommodation.

**Presented by:** Roy Hamill, Divisional Director, Community Care Division

### **Purpose**

To provide a summary of the Capital Business Case for Trust Board approval for funding the refurbishment and the operationalisation of Galgorm accommodation.

### **Background**

The Trust has purchased accommodation in Galgorm Industrial Estate to relocate both Pharmacy Personal Protective Equipment (Pharmacy PPE) and the Community Equipment Service.

The Coronavirus disease 2019 (Covid-19) pandemic has led to an unprecedented global demand for Personal Protective Equipment (PPE) to protect health and social care workers and service users. The storage of PPE single use equipment for the NHSCT is managed by the Pharmacy and is located in a temporary lease accommodation in Antrim.

The Community Equipment Service (CES) acts as a support service to a range of professionals in the procurement, delivery, collection and recycling of items of equipment and aids to daily living for service users within the NHSCT. Its primary role is to ensure the timely delivery of necessary equipment to service users following professional assessment. Such provision promotes safety, independence and quality of life for users and their carers enabling the Trust to provide the right care in the right place at the right time. This involves a wide range of vital services to ensure the well-being of service users, such as sterilisation, decontamination and cleaning of equipment for use. The Community Equipment Service accommodation is located in Pennybridge, Ballymena and the physical condition of the premises has been identified as category D Bad - life expired and/or serious risk of imminent failure. It is intended that the Pennybridge premises will be disposed in 2022.

The key objective of this business case is to obtain approval to fund the refurbishment cost to bring the condition of the newly acquired building at Galgorm to an acceptable standard for a Trust accommodation. To facilitate the relocation,

the operational works required for both the Pharmacy PPE and the Community Equipment Services at Galgorm.

### Options

Three options were reviewed for consideration within the capital business case.

**Option 3 was selected as the preferred option.**

**Option 3** – This option requires capital investment for the refurbishment costs to bring the condition of the newly acquired building at Galgorm to an acceptable standard for a Trust accommodation and the operational works required for Pharmacy PPE and the Community Equipment Service at Galgorm. This option will see a programme of estates works that will meet the minimum requirements as laid out in the proposed business case objectives and be delivered within the 2022/23 financial year.

### Benefits

- Pharmacy PPE located in a long term, trust owned building.
- CES located in a Trust owned building that is fit for purpose i.e. equivalent to 'C' or above standard in a 6 facet condition report.
- To improve the quality of public service by providing accommodation with the potential to increase the operational area to meet the current and future needs of the services.
- The provision of improved operational resources will increase operational effectiveness delivery to the customer.
- To improve working environment for Pharmacy PPE and Community Equipment Staff.
- Provide a platform for the introduction of the Assistive Technology Strategy that will provide the customer with an efficient, cost effective, person-centred approach.

### Capital Cost Summary:

Total Capital Cost -

Description	Total Cost	2021/22	20/22/23
Works Total:	£636,097	£64,705	£571,392
Fees based @13%	£82,693	£20,673	£62,019
<b>Total Works value</b>	<b>£718,789</b>	<b>£85,378</b>	<b>£633,411</b>
<b>Total Equipment Costs</b>	<b>£62,060</b>	<b>£0</b>	<b>£62,060</b>
<b>TOTAL SCHEME COSTS</b>	<b>£780,849</b>	<b>£85,378</b>	<b>£695,471</b>

**Affordability:** Funded from NHSCT General Capital

**Revenue costs:** The Trust is currently incurring total revenue costs of £352,686 in respect of overhead costs for the 3 sites, Pennybridge, Galgorm and leased accommodation (Lidl). Once the works are complete at Galgorm store by November 2022, the CES will vacate from Pennybridge and Pharmacy will terminate their lease at Lidl.

It is anticipated that Pennybridge store will remain vacant until it will be disposed of (as per the original business case). This will release revenue funding of £172,544 to fund the cost for Galgorm, which is currently a cost pressure for the Trust.

	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	
Pennybridge – CES	£139,526	£93,107	£0	Vacant from December 2022
Leased Accommodation (Pharmacy PPE)	£33,019	£22,013	£0	Vacate lease November 2022
Galgorm Store – CES & Pharmacy	£180,142	£184,446	£193,054	CES & Pharmacy move in November 2022
Relocation costs - CES & Pharmacy - 3rd party logistics and labour	£0	£36,951	£0	CES & Pharmacy relocate in November 2022
<b>Total Revenue</b>	<b>£352,686</b>	<b>£336,427</b>	<b>£193,054</b>	

The remaining costs associated with the vacant Pennybridge store will remain a cost pressure for the Trust until its disposal. Assuming that the building will be locked up, the only costs applicable will be Rates at an estimated cost of £4,403 per month.

**Risks:** There is an inherent medium risk associated with implementing a scheme of this nature. To mitigate against these risks, the scheme will be carefully project managed to minimise the impact on business continuity and compliance with Prince2 procedures and standards. The Project Manager will liaise closely with Capital Development to ensure any cost or programme risks are communicated and managed in a timely manner.

Failure to implement this project will lead to a high risk of the Trust being unable to meet its duty of care, meet service user needs, ensure statutory compliance, health and safety and a positive service user experience.

**Conclusion** The proposed works will provide a fit for purpose NHSC premises that will meet the current and future needs of the Pharmacy PPE and Community Equipment Service.

**Action required:** Authorisation of business case to approve funding for the refurbishment and the operationalisation of Galgorm accommodation.