Northern Health and Social Care Trust

Trust Board Briefing Paper	
Reference Number:	TB157/10/E
Date of Meeting:	26th May 2024
Presenting Director:	Dr Petra Corr, Director of MHLDCW
Subject:	Birch Hill Centre for Mental Health Capital Scheme
Purpose: Approval/Noting	To provide an update on progress with the Birch Hill Centre for Mental Health project, for noting.
Background:	RIBA Stage 3 Spatial Coordination commenced on 10 October 2022. Proposed programme receipt of the draft Stage 3 report in August 2024.

RIBA Stage 3 Programme: The ICT issued an updated programme on 24th April 2024 indicating they expect to issue the draft Stage 3 report to the Trust on 1st August 2024. The Trust will then review the report in consultation with Health Estates colleagues with a view to it being approved by the end of September 2024. The ICT have been advised their latest programme is very linear in style and work needs done to ensure full engagement between parties can be achieved, in line with the Trust's requirements. The number of activities appearing on the critical path also needs reviewed. Concerns remain regarding the timely deliverability of this stage and Health Estates continue to monitor this closely with the ICT in order to achieve stage completion at the earliest opportunity whilst delivering on all the Trust's requirements.

Planning Application: Following the submission of the major planning application to Antrim and Newtownabbey Council on 15th December 2023, the ICT have been responding to queries from the Planning Service and their consultees. The application is available to view on the NI Planning Portal. REF: LA03/2023/0930/F We have received consultation responses from DFI Roads, DFI Rivers, Belfast International Airport and HED-Historic Buildings. There is a single negative response from a local resident. A planning meeting with the Council has been arranged for 17th June 2024. Senior Trust personnel will attend along with the ICT.

Addendum to the OBC: The letter of Commissioner Support from the SPPG remains outstanding. The Trust have addressed all the queries and are keen to receive DoH approval. The Project SRO has made contact with the Director of Community Care, SPPG in an attempt to secure their support in writing. Approval of the addendum will secure funding to continue with RIBA Stage 4, Technical Design and commence the Enabling Works element of the project.

Mock Up Bedrooms: Following snagging at the end of March, construction of the mock up bedrooms is substantially complete. Issues regarding two of the supplier fixtures and fittings still need to be resolved (window and sink). A robust timetable of visits for staff including clinical leads, corporate support service managers, estates leads and as many other key stakeholders as possible is being drawn up so they

have the opportunity see the rooms and complete a detailed questionnaire on the design, furniture and specialist equipment. This feedback will be pivotal to ensure the final design agreed for the 134 single rooms is as perfect as possible.

Archaeological Survey: Following the initial archaeological survey on site which required the digging of the trial trenching, tender documentation is currently being drawn up for the next stage phase of the works to excavate the site. Approval of the Addendum or, if required, advance funding from the DOH will allow these works to commence.

Finance: The CRL for 2024/25 is currently outstanding. It is anticipated approval of the addendum will prompt the issuing of an allocation. In order not to delay progress the DoH have confirmed they are willing to consider funding critical elements of the project early.

Decision Log: No new decisions to note.

Issues/Risks: Two new risks have been added to the risk register covering the potential for the enabling programme to be impacted by both the bird nesting season and the delay obtaining building control.