

Northern Health and Social Care Trust Board Meeting in Public - Cover Sheet

Subject:	Holywell hospital-Carrick Ward 4 (secure unit) ventilation		Date of Meeting: 23 January 2025	
Prepared By:	Jonathan McMullan Head of Projects & Compliance			
Approved By:	Steven Johnston, Assistant Director, Estate Services			
Presented By:	Alison Renfrew – Assistant Director, Capital Development for Paddy Graffin			
Purpose				
To seek approval for the use of additional funding which has been secured via Estates BLM funding			Approval	✓
			Assurance	
			Update	
			Noting	
Strategic Objectives				
Build Northern Partnerships and Integrate Care	Continue to improve Outcomes & Experience	Deliver value by optimising Resources	Nurture our People, Enable our Talent & Build Our Teams	Improve population Health & address health & social care inequalities
	✓	✓		
Risk – please note if links to any principal, corporate or divisional risk				
	Risk of the scheme not being carried out will be a ward that potentially cannot be occupied as the existing ventilation is not operational which in turns leads to increased mould and spores in shower rooms for patients and staff, so will lead to a poor patient environment.			
Committees/groups where this item has been presented before				
Estates SMT BLM 10 th January 2025				
Acronyms				
HTM – Health Technical Memorandum MES – Maintaining Existing Services BLM – Backlog Maintenance				
Executive Summary				
Background				
This a Backlog Maintenance Capital Expenditure scheme for the replacement of the ventilation system for Carrick 4 at Holywell Hospital, as the existing system is no longer working and cannot be economically repaired. The existing ventilation system is over 20 years old and no longer meets/satisfies the minimum threshold (HTM 03-01). Due to inadequate ventilation provision within the ward there was an increased infection risk (i.e. mould growth and spores) to all persons availing of showering and washing facilities within this Ward. When the existing ventilation systems were installed, an extract ventilation rate of 3 air changes per hour from the ward bays was required. The current Health Technical Memorandum guidance requires 6 air changes per hour for general ward areas. As per HTM 03-01 “whenever an area of the healthcare estate is being refurbished, the condition and energy performance of its ventilation plant should be reviewed. The plant should be upgraded, refurbished or replaced as appropriate in order to take advantage of the most energy-efficient equipment and control methods available at the time.”				

We provide compassionate care with our community, in our community

Trust Board Reference Number: TB162/12/H

This scheme saw the replacement of the ventilation system to provide the correct air change rates as well as some necessary building and electrical works associated with the ventilation installation.

The benefits of the installation will be an HTM compliant ventilation system which will improve the environmental conditions for both the patients and staff.

With the new ventilation system, there will be lowered Infection Control measures applied to mitigate against mould and spores.

During the construction works, additional unforeseen works arose for additional structural works within the unit to support an area of the ceiling within the dining room as well as supporting steel work for air handling plant. This resulted in a longer programme of works as well as additional costs to the contract.

Capital Costs

Current allocation	£590,000.00
Projected final account	£638,191.00*
Fees	£40,000.00
Miscellaneous	£2,000.00
Shortfall	-£89,491

£680,191 total funding now required, which results in a shortfall of £89,491. * To be agreed and may be less than this amount.

Capital funding secured from Estates MES (£171k) and Task and Finish (£420k). The additional funding has been secured via Estates MES capital funding.