

Trust Board Briefing Paper	
Reference Number:	TB153/15/J
Date of Meeting:	26 th October 2023
Presenting Director:	Dr Petra Corr, (Senior Responsible Owner) Divisional Director of Mental Health, Learning Disability and Community Wellbeing.
Subject:	Birch Hill Centre for Mental Health Capital Scheme (formerly known as MHIS)
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. Current programme indicates completion of this stage late January 2024.
• RIBA Stage 3 Programme: As noted in the August Trust Board paper the programme for Stage 3 has been continually challenging to complete within the original OBC programme developed by Health Estates. The Trust are to receive an updated programme from the ICT by 27th October 2023. This revised programme will include the extension to accommodate the Trust requested change to the Catering Model. It is likely to also accommodate a number of weeks which the ICT have indicated they require in order to fully coordinate the design and ensure they are delivering a design which meets all the “Deliverables” of Stage 3 and Stage 4 can begin with confidence that Stage 3 is fully and accurately completed. • Planning Application: A Proposal of Application Notice (PAN) for Birch Hill was submitted to the Antrim and Newtownabbey Borough Council on Friday 22 September 2023. As part of this planning application the ICT are leading on a Public Consultation event planned for 26th October 2023 in the Ewart Room, Holywell Hospital. This will give neighbours and members of the public the opportunity to view the plans and have their say. The ICT have produced information leaflets and boards for use on the day following engagement with the Trust’s Head of Communication and Capital Development Project Managers. Also on 26th October staff are being given the opportunity to attend the Ewart Room to see the same information boards, ask questions and give feedback. • Addendum to the OBC: Responses to the DoH queries on the addendum continues to be developed with expected submission to the DoH in October 2023. Approval of the addendum will secure funding to continue with RIBA Stage 4, Technical Design.	

- **Design Workshops:** The Trust Core Group with Health Estates have been continuing to review 1:50 plans and individual room layouts in order to provide feedback to the ICT on areas including Mechanical and Engineering services, nurse call, staff attack and medical assist, water services schematics and general power and ICT; Superstructures; Wayfinding & Signage proposals; Interior Design Strategy; Operational Components and FF&E. The Trust and Health Estates continue to provide written feedback to the ICT on all workshops.
- **Mock Up Bedrooms:** Work continues to progress with the Trust's measured term contractor regarding the construction of the second mock up bedroom (DICU) and the modification required to the first bedroom (standard). Work commenced on Monday 14 August 2023. A DAC was required to purchase specific ligature resistant fixtures and fittings and this has led to a delay on the initial estimate of the work requiring 12 weeks. Following completion of the mock ups the Trust require a minimum of 2 weeks to allow Trust staff the opportunity to review the rooms, try out the fixtures and fittings and come to some decisions on the preferred specifications.
- **New road entrance:** LPS have made contact with both land owners from who the Trust requires to purchase strips of land to accommodate the creation of the new entrance onto the Antrim Area Hospital site off Bush Road. To date they have engaged positively and the ICT are currently working on providing answers to questions raised about the detail of the new fence to be provided and the proposed duration of the works.
- **Archaeological Survey:** Following the original archaeological survey and approval of the tendering process a licence has been applied for and it is anticipated to commence the survey in October 2023.

Finance:

- The CRL has been reduced by £950k due to delays in RIBA Stage 3 Programme and the commencement of the enabling works. The revised CRL is now £2,026,713 and full spend anticipated in year.

Compensation Events and Early Warnings:

- Six Compensation Events have been received since the last report. These include works to the new staff entrance at the Emergency Assessment Suite (EAS) and changes at the DICU canopy and exit, changes to quiet dining, changes to shear walls and ecology related matters on the mound car park site. Two Early Warnings have been issued iro the design of the touch down bases and the Trust's change of catering strategy. In addition one new ICT Early Warning was received relating to the work on the mound car park.

Decision Log:

- The following decisions were recently made by the Senior Management Team and have been recorded on the Decision Log:-



- **Trees:** The decision was made that there should be no trees in any of the patient's court yard garden including DICU. This was due to learning from other Mental Health Trusts who had indicated that there was too much of a high risk of potential ligatures and weaponisation.
- **Bedroom Locks:** The decision was made that patients should have the ability to lock their bedroom door from the inside as long as staff always have an override facility. This was learning from other Mental Health Trusts
- It was agreed the name of the new hospital would be the Birch Hill Centre for Mental Health.

Issues/Risks:

- One additional Risk re the likely late handover of the mock up has been added to the risk register.