

Trust Board Briefing Paper	
Reference Number:	TB159/17/L
Date of Meeting:	22 nd August 2024
Presenting Director:	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 receipt of Stage 3 report is 16 th September 2024 with sign off at the end of October/early November 2024.
RIBA Stage 3 Programme: The latest programme was received on 5 July 2024 and accepted subject to the phased receipt of drawings from the ICT as they become available prior to the issuing the Stage 3 report on 16 September 2024. Receiving them in batches will prevent the Trust receiving several hundred drawings for review all together and give more time for the Trust team to review. Stage 3 report to be issued to the Trust on 16 September 2024. Currently there are 6 weeks for Core Group to review the report and present it for approval to Project Board on 28 October 2024. It is anticipated the only way this 6 week programme can be met is based on this phased release of drawings in advance. It is still anticipated that the changes required as a result of the mock up feedback will not be incorporated until after Stage 3 is signed off. Planning Application: the planning application for the internal link road was granted by ANBC on 22 July 2024. Whilst its submission supports the main application it requires some changes to ensure it delivers the appropriate connectivity for pedestrians navigating the site and for vehicle movement between car parks. The ICT will support the Trust with this under the management of the HE Project Manager. Addendum to the OBC: The addendum was resubmitted to SPPG on 9 August 2024. This followed a concentrated piece of work to revisit the required nursing complement for single bedrooms as a result of PHA reviewing the MHIS addendum. SPPG are expected to issue their letter of Commissioner Support following their review of the resubmission. The DoH will then start to review the addendum. Only after its approval will funding for RIBA Stage 4 Technical Design to be released. Work on the enabling packages is on going in advance of addendum approval. Mock Up Bedrooms: Four “open viewing” sessions for the rooms have been arranged for August 7, 16, 23 and 30. Core Group are keen to provide the opportunity for as many people as possible to view the rooms and provide feedback. The draft summary report recording discussions and decisions on the mock up feedback at the Senior Manager/SRO Escalation Forum has been completed. The	



report includes details of additional items that Core Group wish to take forward with the mock up rooms including undertaking daily cleaning to assess longevity of chosen finishes and equipment and damage testing (following lessons learned from the Belfast Trust). The locations of all ventilation grills, access panels, electrical outlets, indicator lamps and call points are also to be identified to ensure they cannot be easily tampered with – these will be reviewed further in Stage 4, Technical Design.

Enabling Works: The Trust met Translink on 26 July 2024 to discuss the potential location of a second bus stop on the site to serve Birch Hill. They are to share their standard detail requirements for the layby and road layout. These will have to be incorporated into the amended planning application for the new link road in due course. The Trust, with support from the ICT are to prepare a paper to assist SMT with decision making to minimise disruption on the Antrim Area Acute Hospital site while delivering the various elements of the enabling works.

Finance: CRL 2024/25 – The Trust received an initial CRL of £1.2 million on 4 June 2024 to cover costs up to the end of Stage 3. Total spend to July 24 is £672k. Accruals of £388k from 23/24 have been utilised to date (£23k remaining). Net Spend to July 2024 £283k. Funding for the Enabling Works and Stage 4 will not be available until the Addendum is approved.

Decision Log: No new decisions to note.

Issues/Risks: Three new risks have been added. The first reflects the risk that current proposals do not provide pedestrian connectivity from the new mound carpark to Antrim Area Hospital. The ICT are updating their drawings to address this. The second notes the risk that the Trust will be required to sign off the Stage 3 report in advance of the mock up feedback being incorporated into updated plans. The final one highlights the risk that the current 6 weeks to review the Stage 3 report and associated drawings could be insufficient. This will be kept under review.

One new issue was added relating to livestock from land adjoining the Birch Hill site breaking into the site on several occasions. Trust Estates have erected a post and wire fence to prevent this happening again as damage has been done to the advanced planting which could affect its growth potential on the Western Boundary.