

Trust Board Briefing Paper	
Reference Number:	TB158/14/I
Date of Meeting:	27 th June 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 programme receipt of the draft Stage 3 report in August 2024.
RIBA Stage 3 Programme: The ICT issued two programme updates in May (15th & 30th) with a further one received on 18 June 2024. This latest programme shows a further slip in the date for the ICT issuing their draft Stage 3 report by a further 3 weeks, now anticipated to be 23 August 2024. Given the Trust require 6 weeks to review the report in detail it is likely approval will not be given until October 2024. An extraordinary Project Board meeting may be needed if the Trust recommendation on the report is not ready to be shared at September's Project Board. This latest programme is being amended to include final Stage Reviews that need to happen before the draft report is issued to the Trust. This will ensure full engagement between the parties can be achieved in line with the Trust's requirements at the outset of the project. HE have requested that the ICT issue revised drawings for all disciplines as soon as they are available so that Trust can review and provide timely feedback. Any omissions can be dealt with post the Stage 3 report. Planning Application: The full planning application was presented at Antrim and Newtownabbey Borough Council on 17th June 2024. Senior Trust personnel were in attendance along with the ICT. Following careful engagement between the ICT, Planning Service and their consultees including DFI Roads, DFI Rivers, Belfast International Airport and HED-Historic Buildings we are delighted to report that Planning Approval was granted. Local councillors were very supportive of the project and a press release was issued on Tuesday 18 June 2024. Addendum to the OBC: The letter of Commissioner Support from the SPPG remains outstanding. The Trust received 2 further finance queries on 12 June 2024 regarding non releasable revenue from Holywell Hospital and Ross Thomson Unit. As previously reported funding to commence Stage 4, Technical Design, cannot be released until the Addendum is approved. Mock Up Bedrooms – following handover to the Trust on 21 May 2024 over 60 key stakeholders have had the opportunity to spent time reviewing the bedrooms and providing their feedback. From this feedback a summary report was drafted detailing the findings of the questionnaires. The SRO chaired an escalation / decision making	



meeting on 21 June 24 at which final decisions were made on areas when feedback/preferences were conflicting. Detailed feedback will be issued to the ICT to allow them to progress the bedroom design on the basis of the Trust's chosen layout and FF&E preferences. It establishes preferences on bedroom door types, ironmongery, windows, blinds, ensuite layout, floor coverings and bedroom furniture. Key stakeholders include senior clinical and medical staff as well as service users and representatives from Corporate Support Services, Estates, AHPs, Medical Records and Administration. A visit for Trust Board and the Non-Executive Directors is being arranged for the summer.

Finance: On 5th June the Trust received the CRL for 2024/25 allocating £1.22m for Birch Hill. This funding is required to meet contractual commitments relating to Stage 3 but does not cover the commencement of any work relating to Stage 4. The Trust will not receive funding to continue with Stage 4 until the SPPG provide Commissioner Support and the Addendum is approved by the Department of Health/Finance.

Decision Log: No new decisions to note.

Issues/Risks:

Two new risks have been added to the risk register. The first covers the potential for planning approval of the 2nd phase of the new road being granted prior to the Trust signing off on the proposed plans as they are still not totally developed. The second relates to the insulation in the building and the impact on the thermal model which could have a knock on effect on utilities costs being significantly higher than those calculated in the OBC.

Two new issues have been added to the issue log. The first acknowledges that the current CRL allocation only covers the design of the enabling elements of the work including the replacement Estates store and the mound car park. The second relates to the current wall and floor U values not meeting the design brief and this could have a knock on effect on utilities costs being significantly higher than those calculated in the OBC.