

Trust Board Briefing Paper	
Reference Number:	TB152/18/O
Date of Meeting:	24 August 2023
Presenting Director:	Dr Petra Corr, (Senior Responsible Owner) Divisional Director of Mental Health, Learning Disability and Community Wellbeing.
Subject:	Mental Health In Patient Service (MHIS) – Capital Scheme
Purpose: Approval/Noting	To provide update on progress with the Mental Health Inpatient Service project, for noting.
Background:	RIBA Stage 3 Spatial Coordination commenced on 10 October 2022 and it currently expected to be completed and approved by mid January 2024.
• RIBA Stage 3 Programme: The latest version of the timeline for RIBA Stage 3 Workshops was received on 8 August 2023. This indicates that the ICT plan to issue the RIBA Stage 3 report by 15 December 2023 with the Trust to review and sign off at Trust Project Board by mid January 2024. The programme is challenging to complete within the timescale. • Planning Application: The PAN (Planning Application Notice) submission date is set for 14th September 2023 with the Public Consultation tentatively scheduled for 26th October 2023. Planning submission is currently timetabled for 7th December 2023. • Addendum to the OBC: Responses to the DoH queries on the addendum are well developed continues to be developed with expected submission to the DoH by the end of August 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 reviewing 1:50 plans and individual room layouts in order to provide feedback to the ICT on areas covered include Wayfinding & Interior's, Mechanical and Engineering services, CCTV locations, wall, floor and ceiling finishes and the positioning of all fixed furniture and equipment within rooms. The Trust and Health Estates provides written feedback to the ICT on all workshops. • Mock Up Bedrooms: The ICT, Trust and Health Estates representatives had a pre-start meeting held on 26 July 2023 with the Trust's measured term contractor regarding the construction for the second mock up bedroom (DICU) and the modification required to the first (standard). Work commenced on Monday 14 August 2023. The full works will be completed in approximately 10-12 weeks due to the long lead times for windows and doors. Key Stakeholder engagement will begin thereafter which will be recorded, analysed and incorporated into the final agreed design for Birch Hill.	



New road entrance: To support the planning application for the new road entrance onto the Antrim Hospital/Birch Hill site the Trust need to purchase additional land on the opposite side of Bush Road. The Trust are seeking to “purchase by agreement” land from two adjacent owners at current market value based on its current use as farmland. The Trust have been liaising with a representative from the Land and Property Services (LPS) and the Senior Valuer from Ballymena. A meeting was also held on Wednesday 9 August 2023 involving the ICT, Trust and Health Estates to set out the steps within the process and agree responsibilities. Internally this work will be supported by the Divisional Director of Infrastructure and his Property Team.

The option to vest land may need to be explored if there are any issues with the ‘purchase by agreement’ route.

Archaeological Survey: Following the original archaeological survey of the site which indicated there maybe areas of minor interest the ICT have issued tenders for further detailed survey work with a closing date of 13 August 2023. This has been approved to take place in advance of planning approval. It is anticipated to commence the survey in September 2023. A licence is required and has been applied for.

Project Management: Additional project management support has been secured with a Band 6 Assistant Project Manager appointed taking up post on 1st August 2023 and a Band 7 Estates Officer appointed with start date still to be confirmed.

Finance:

- The CRL for 23/24 is £2,976,713m and full spend is anticipated.

Issues/Risks:

- Due to the redraw to reduce Schedule of Accommodation and the complexity of design, the programme for Stage 3 has slipped. It is currently proposed to complete by mid January 2024.
- The delay in Design Stage 3 has impacted the overall programme with completion now projected to be May 2027 followed by a Trust Commissioning period of at least 6 months.
- Until the addendum is approved the Trust only has approved funding to deliver the project to the end of RIBA Stage 3. Additional capital of £37.9m (including inflation but excluding Optimism Bias) and additional revenue of £719,632 is to be secured.
- The project on the “Reuse of Holywell Hospital” needs urgent progress as the revenue currently tied up with the running of Holywell will not be able to be released to fund Birch Hill as this building will potentially still be required for non in-patient Services and other Trust staff not moving to the new Hospital.