

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

Subject:	Birch Hill Centre for Mental Health Capital Scheme	Date of Meeting: 23 January 2025		
Prepared By:	Simon Daly, Head of Capital Projects MH			
Approved By:	Alison Renfrew, Assistant Director of Capital Development			
Presented By:	Petra Corr, Director of MHLDCW			
Purpose				
To provide an update on progress with the Birch Hill Centre for Mental Health project, for noting.		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				
Corporate Risks	A new build will reduce the ligature related issues and incidents of violence and aggression to a rating of 12 on the Trust Risk Register. Not compliant at present, high rating of 20. A new build may reduce the current inability to secure acute psychiatric beds to a rating of 12 on Trust Risk Register. Not compliant at present, high rating of 25.			
Committees/groups where this item has been presented before				
Executive Team				
Acronyms				
Mental Health, Learning Disability and Community Wellbeing (MHLDCW) Royal Institute of British Architects (RIBA) Integrated Consultancy Team (ICT) Outline Business Case (OBC) Full Business Case (FBC) Achieving Excellence Design Evaluation Toolkit (AEDET) Strategic Planning & Performance Group (SPPG)				
Executive Summary				
Completion of RIBA Stage 3: The RIBA Stage 3 information was issued to the Trust on 16th September 2024. After a thorough and detailed review the Stage 3 report was drafted and presented to Project Team meeting on 21st November 2024. Following their approval it was subsequently presented to Project Board on 25th November 2024 and their approval was obtained on the basis that some design elements were to be completed by the ICT in advance of the commencement of Stage 4 and subject to a positive AEDET review. This was undertaken on 10th December by an independent panel from Health Estates, the resultant score for which had improved from the Stage 2 review. The most significant amendment during the Stage 3 review was the change of the Triage Ward to an additional Acute Ward at the request of SPPG. Commencement of RIBA Stage 4: The Trust is awaiting the updated Stage 4 programme (the initial programme issued in September 2024 was not accepted). It is anticipated this next stage will commence mid-February 2025.				

We provide compassionate care with our community, in our community

Trust Board Reference Number: TB162/14/K

RIBA Stage 4 Engagement: A draft “Terms of Engagement” paper and a draft RIBA Stage 4 process document detailing all the future workshops required to facilitate the technical design of the building as per RIBA Stage 4 has been completed by the Trust. It details the resources required and demonstrates how the Trust can deliver the proposed programme. RIBA Stage 4, Technical Design ensures all the design/works information required to manufacture and construct the project is known and agreed. Both papers have been shared with the ICT on 4th December 2024 for their review, an agreed route forward has been reached. The ICT have provided a “Road Map” to stage 4 which details out required elements to be completed in order to start mid-February. These are currently being progressed.

Enabling Works: Enabling works for Birch Hill continue. The ICT submitted a planning application for a car park north of Bush House and a car park north of the Birch Hill site on 20 November 2024. The Trust MTC carried out tree thinning and tree clearance at the Birch Hill site boundary and across the site for new road. Some follow up works are still to be undertaken by the end of February, following a further survey and a site visit by the arboriculturist. The ICT has appointed an archaeologist to lead on the archaeological requirements for the new build.

Addendum to the OBC: The amended OBC Addendum and the Letter of Commissioner support was submitted to the DoH on 1 November 2024. The Trust has made contact with the DoH on several occasions as their routine response time of 20 working days has been exceeded. DoH have indicated this is due to a delay in responses from advisors to date. Approval of the addendum will secure funding to complete with RIBA Stage 4, tender for and complete enabling works and progress to tender in advance of FBC.

Finance: The initial CRL allocation for 2024/25 was £1,220,000. Following a request to the DoH the Trust received on 17 December 2024 an additional CRL allocation of £1,240,000, taking the total CRL allocation to £2,460,000. This allocation will be fully spent in year allowing the Trust to meet contractual commitments relating to Stage 3 and commencement of Stage 4.

Decision Log: One new decision to note. The ICT developed their Stage 3 design based on fully glazed metal framed cross-corridor doors. The SRO noted that these were aesthetically pleasing, would ensure an excellent level of brightness and would prevent the feeling of being locked in, however, taking cognisance of SAIs in other Trusts a decision was taken by the SRO to change the design to solid wood cross corridor doors (of the appropriate Mental Health specification) with integral linear vision panels.

Issues/Risks: No new Issues/Risks to note.