

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

Subject:	T2 and Addendum for the provision of fit for purpose accommodation at the Robinson Memorial Hospital.		Date of Meeting: 28 th May 2026	
Prepared By:	Patrick Maguire, Business Manager Kellie Liddy, Senior Project Manager			
Approved By:	Diane Spence, Director of Community Care			
Presented By:	Diane Spence, Director of Community Care			
Purpose				
For noting, approval of the T2 and Addendum for the Robinson Memorial Hospital.			Approval	
			Assurance	
			Update	
			Noting	X
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
	X	X	X	
Risk – please note if links to any principal, corporate or divisional risk				
N/A				
Committees/groups where this item has been presented before				
None				
Acronyms				
CRL – Capital Resource Limit CTF – Charitable Trust Funds FBC – Full Business Case KFA – Kennedy, Fitzgerald Architects NHSCT – Northern Health & Social Care Trust OT – Occupational Therapy				
Executive Summary				
The Robinson Hospital project will allow for a new build extension attached to the existing Robinson Memorial Hospital, with an undercroft to support the installation of a new plant room, five new individual ensuite bedrooms, an OT/physio rehabilitation room, and a designated staff base. The contractor is due to commence on site on the 18th May 2026 and construction works are due to be completed by the 16th July 2027. Approval of T2 Following a tender evaluation process of the six tender submissions by the Design Team, Health Estates communicated their recommendation on 15th September 2025 to progress with appointing Andrew Bradley Ltd. as the lowest tender. This resulted in Andrew Bradley Ltd. being issued with a Contract Award on the 18th December 2025. However, they notified on the 3rd March 2026 that they could not fulfil the contract and removed themselves from the project. Health Estates progressed procurement to the next applicable Tender Submission, Bavan Contracts Ltd., with recommendation that the Trust accept their tender. The T2 was approved by the Trust on 1st April 2026 to authorise				

We provide compassionate care with our community, in our community

Trust Board Reference Number: TB171/11/H

Health Estates to instruct KFA, the Economic Operator representing the Integrated Consultancy Team to appoint Bavan Contracts Ltd. to carry out the works.

Approval of Addendum

The FBC was approved at Trust Board on 27th November 2025, with total capital investment required of £2,776,181, funded as follows:

- £1,731,817 by the Robinson Hospital CTFs that exist for the Robinson Memorial Hospital held by the Trust
- £640,000 funding held privately by the Robinson Board of Trustees
- £404,365 additional funding required to come from CRL and General Capital allocations in 2027/28 (final year of the scheme)

Due to the initial contractor removing themselves from the project, the procurement to the next applicable Tender Submission, Bavan Contracts Ltd., requires an increased capital investment of £157,463. The revised total capital investment is now £2,933,644, inclusive of non-works costs, fees, contingency and an inflation allowance. The capital costs are funded as follows:

- £1,731,817 by the Robinson Hospital CTFs that exist for the Robinson Memorial Hospital held by the Trust
- £640,000 funding held privately by the Robinson Board of Trustees
- £561,828 additional funding required to come from CRL and General Capital allocations in 2027/28 (final year of the scheme)

The addendum requesting the additional capital funding of £157,463 was approved by the Trust on 1st April 2026.

We provide compassionate care with our community, in our community

Trust Board Reference Number: TB171/11/H