

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

Subject:	Lisgarel / Gloucester Park Building Block Flat Roof Replacement		Date of Meeting: 27 th August 2026	
Prepared By:	Jonny Haire – Business & Governance Manager – Infrastructure			
Approved By:	Steven Johnston, Assistant Director Estate Services			
Presented By:	Paddy Graffin, Director of Infrastructure			
Purpose				
To seek approval for the approval of the business case for backlog maintenance capital funding of £1,056,730 for replacement of the flat roof at Lisgarel Residential Home/ Gloucester Park Day Centre (year one spend of £236,556 and year two spend of £820,173). The flat roof covers over 3000m2.			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 of the scheme not being carried out will be further deterioration of the flat roof with the potential for further leaks and increased maintenance costs. Major deterioration could lead to the decant of the residential home and/or day centre.				
Committees/groups where this item has been presented before				
Has been listed on backlog maintenance plan as scheme to take forward.				
Acronyms				
N/A				
Executive Summary				
The purpose of the business case is to obtain funds to provide the much-needed replacement of the flat roof at Lisgarel Residential Home/Gloucester Park Day Centre Lisgarel Residential home was opened in 1976 and can cater for up to 25 residents. It is situated on the Moyle hospital site overlooking Larne lough. In the same building block is the Gloucester Park Day Centre which provides day care for up to 35 service users, elderly and adults with learning difficulties. The roof covering both the home and day care centre is approximately 50 years old and has reached the end of its expected service life. Despite continued maintenance investment, the age and condition of the roof mean that defects are becoming increasingly difficult and costly to address effectively. The risk of further deterioration, water penetration, damage to the building fabric, and disruption to service delivery is increasing. The proposed roof replacement will provide a long-term, sustainable solution by renewing the weatherproof envelope of the building and reducing the likelihood of future leaks. The new roof will incorporate insulation to current building standards, improving the thermal performance and energy efficiency of the building. This will reduce heat loss, lower energy consumption, contribute to reduced carbon emissions, and support the Trust's sustainability and environmental objectives.				

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Trust Board Reference Number: TB173/11/F

Capital Costs for the replacement roof is estimated at £1,056,730, with planned expenditure across two financial years 2026/27 & 2027/28.

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