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

Subject:	**Extension to Causeway Hospital Car Park**	**Date of Meeting:** 22nd October 2026	
Prepared By:	Jonathan McMullan, Head of Projects & Compliance – Estate Services		
Approved By:	Steven Johnston, Assistant Director Estate Services		
Presented By:	Paddy Graffin, Director of Infrastructure		
Purpose			
For noting - addendum to add **£200,000** to the business case for capital funding of £624,377.33 for Extension to Causeway Hospital Car Park bringing the business case to a total of £824,377.33. Additional funds required following the discovery of mares tail throughout the area.		**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 – The hospital has experienced growth in patient numbers and staff over recent years, which has led to a pressing need for additional car parking spaces to accommodate the rising demand. The current parking infrastructure is insufficient, causing inconvenience for patients, visitors, and staff, and potentially impacting the hospital's ability to deliver timely and effective care. Contractor has been appointed and contracts signed.	

Committees/groups where this item has been presented before
Has been listed on capital plan as scheme to take forward.
Acronyms
N/A
Executive Summary
A significant presence of invasive Mare's Tail was identified within the proposed car park works area immediately prior to commencement. Due to the invasive nature and deep root structure of the plant, proceeding with the original construction would result in regrowth through the completed car park surface and kerbing, which would breakdown the surfaces. Following consideration of treatment options, it was agreed that the most expedient approach was to develop a revised construction detail incorporating protective/root barrier measures, while adjusting site levels to minimise the amount of excavation and off-site disposal of affected material. Some of materials will be retained on site to create an embankment around areas of the carpark. The excavated mares tail falls under the Controlled Waste Regulations NI and there is an obligation to ensure that the waste is transported and disposed of properly. Additional funds are therefore required to deal with the issue. Cost breakdown as below:

Breakdown of estimated additional costs

Item	Description	£
1	Marestail-proof root barrier membrane system beneath the car park (contractor designed), including detailing at kerbs, manholes and drainage runs	99,860.86
2	Revised earthworks: excavation, spreading and levelling contaminated material on site, and forming embankment to two sides of the car park	22,233.38
3	Imported fill, blinding layer and compaction to the raised car park levels	24,507.79
4	Off-site disposal of surplus contaminated material as controlled waste (412 m3, of which 246 m3 is provisional)	12,112.80
5	Testing for contamination (provisional)	7,694.50
6	Additional topsoil strip, and reinstatement and seeding of grass areas	9,456.33
7	Contractor's preliminaries for additional time on site	4,712.95
8	Above-inflation price increases due to the delayed start	11,265.92
	Total additions	**191,844.53**
9	Less original work omitted	(14,849.34)
	Net addition	**176,995.19**
10	General inflation (CPI) on the original contract	18,222.85
	Estimated total additional cost	**195,218.04**

Area of the new proposed carpark.

