

Specialist Estates Services

*Championing modern healthcare
environments for NHS Wales*



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Specialist Estates Services



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Noah's Ark Children's Hospital for Wales,
Cardiff

Specialist Estates Services (SES) provides advice and support to the Welsh Government and NHS Wales on a wide range of issues related to the built healthcare environment.

Established following the dissolution of the Welsh Health Common Services Authority (WHCSA) in 1996, SES was initially known as Welsh Health Estates and briefly as Facilities Services before assuming its current name in 2014. SES is now a division of NHS Wales Shared Services Partnership (NWSSP), which is hosted by Velindre University NHS Trust.

As an All Wales NHS organisation we promote and facilitate the delivery of high standards in the built environment, which plays a crucial role in patient care and is a significant enabler for the provision of quality clinical services, leading to better outcomes.

We employ a variety of highly skilled professional and technical staff to provide advice on best practice across a range of specialist areas. Our chartered architects, engineers, surveyors and other technical specialists use their expertise to advise the Welsh Government and NHS Wales organisations on a wide range of building, estates and facilities matters.

Our mission statement is:

"To champion modern, sustainable, safe and efficient healthcare environments to meet the needs of our customers and broader stakeholder communities through the application of our professional and technical estates and facilities related knowledge and skills"

Our staff are organised on a functional basis into the following sections:

- Estate Development
- NHS Building for Wales Frameworks
- Engineering
- Property

These four divisions are supported by our business management team.

This section provides wide ranging strategic and operational management advice on estate and facilities management matters. Supporting Welsh Government (WG) and health provider organisations within NHS Wales, benefits for each area include:

- Estate investment: Improving value for money and the delivery outcomes of projects and programmes through scrutiny of around 40 construction-related business cases per annum with a total capital value of up to £1bn. Development stage monitoring is also provided to oversee that relevant quality, finance and programme targets are achieved.
- Specialist diagnostic and radiotherapies equipment investment: Providing specialist advisors to assist WG and health boards to plan and achieve value for money and improved delivery outcomes for their modernisation programmes and projects.



- Fire safety in health premises: Promoting compliance with relevant fire safety policy and guidance through the provision of annual performance reports for all health boards and completion of independent reviews of five selected hospital sites per annum.
- Estate and facilities management: Promoting best practice and delivery of operational efficiencies through coordinating and reporting on estates and facilities benchmarking performance across Wales and in comparison with the other home nations.
- Sustainability and the environment: Leading the All Wales sustainability and environmental agenda to plan and deliver carbon footprint reduction and efficient energy use. Also to promote and oversee use of the Building Research Establishment Environmental Assessment Method (BREEAM).



*Ysbryd y Coed at Cefn Coed Hospital,
Swansea*

NHS Building for Wales Frameworks

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Following extensive consultation with NHS Wales and other partners, new NHS Wales Building for Wales (BfW) construction procurement frameworks were launched in 2018, for all major capital projects with construction costs in excess of £4m. It is estimated that expenditure through the BfW frameworks over their lifetime will be in the region of £570m.

BfW will offer the same benefits as the predecessor Designed for Life 1, 2 and 3 frameworks; early collaboration with project team partners, increased efficiency and productivity, a streamlined procurement process and ultimately the enhancement of clinical environments and outputs for patients, staff and visitors.

In addition to these compelling benefits, capital savings of £4-6m have been made per annum since 2006 as a result of using frameworks, in comparison with a traditional tendering approach.



Rumney Primary Care Centre

Our Chartered Engineers and experienced engineering technicians work extensively across NHS Wales to provide healthcare organisations with assurance, mechanical and electrical technical guidance and support in respect of their activities to ensure that the buildings we visit as patients are, from an engineering perspective, fit for purpose.

In terms of assurance, the technical competency of approximately 100 Authorised Persons operating at health board and trust level are assessed annually by our Authorising Engineers for categories of Decontamination, Water, Ventilation, Medical Gases, Low Voltage and High Voltage.

To ensure that theatre staff have access to clean surgical instruments and equipment for operations which meet with current guidelines, our decontamination team annually test around 190 sterilizers across NHS Wales.



*Ysbyty Annerin Bevan,
Ebbw Vale*

Around 200 hospital ventilation and other engineering systems are verified and validated if new, or annually verified if already in place, by our Performance Standards Engineers to ensure that they operate in line with requirements.

Risk management related surveys for Welsh Government are also periodically completed. This can involve assessing up to 50 isolation rooms and 60 sterile service departments and endoscopy facilities across the NHS Wales estate.



*Ysbyty Ystrad Fawr,
Ystrad Mynach*

Property

Clive Ball, Head of Property
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Our Property section provides specialist advice and support to NHS Wales on all aspects of land and property including: acquisitions, disposals, lease management, property management, primary care estates, primary care GP rental reassessment and primary care premises development. It also maintains the ePIMS property database, manages the production of the Land and Property Portfolio (LAPP) estate terrier and provides a drawing office function.

We are the sole source of professionally qualified, general practice property services in NHS Wales. Work is undertaken and managed by a team of Chartered Surveyors with extensive NHS, public and private sector experience. Working closely with Health Boards and Trusts, the SES Property section has:

- Disposed of 63 surplus NHS Wales sites in a timely and appropriate manner generating £25.8m of receipts in the past five years;



*Grange University Hospital,
Llanfrehfa*

- Acquired more than 80 acres of freehold land, 553,000 square feet of freehold buildings and more than 640,000 square feet of leasehold buildings, for a variety of health-related uses and developments in the past five years;
- Undertaken commercial lease management (rent reviews, lease renewals/terminations, lease re-gears, break clauses, dilapidations etc.) work to achieve £6.3M of savings for NHS Wales in the past three years;
- Using professional influence, achieved a further £3.4m of savings across a variety of property matters in the past two years;
- Led an exercise enabling NHS Wales to appoint rating consultants to appeal business rates assessments, which achieved savings in excess of £13.2m for the NHS Wales estate and £39.8m for GP surgery estate in Wales during the revaluation period 2010-17; and
- Undertaken 534 valuation reviews of GP surgeries in Wales in the past three years for rental reimbursement purposes.

The vast majority of these receipts and savings have been reinvested in more modern healthcare facilities for the benefit of patients.



Business Management

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Supporting our professional and technical staff is a small business management team who administer areas such as finance, procurement, workforce, health and safety, information governance, communications and compliance with the Welsh Language Standards.

The team also manages quality-related activities in relation to our ISO9001:2015 accreditation, Customer Service Excellence award and aspects of business associated with the Wales Quality Award.

From a customer service perspective the team leads the development and issue of technical guidance such as Welsh Health Technical Memorandums and Welsh Health Building Notes and also the OccupEye desk sensor space utilisation service.

Contact us

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Estate Development
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