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Services

Introduction

from Specialist Estates Services Director Neil Davies



Welcome to the first issue of the new Specialist Estates Services (SES) newsletter.

The aim of the newsletter is to keep you informed about SES, including changes in personnel and contact details, new or improved services and updates to our website including the issue of estates related publications and hopefully other items of interest.

As we are aiming to keep the newsletter short and snappy we will, each quarter highlight a different aspect of our services and how it can be accessed. We will also keep you up to date with the latest publications, notifications and alerts issued on our website.

We are more than keen to receive your feedback on the newsletter and in relation to any of our services.

How are we doing?

It would be extremely useful to receive feedback on this newsletter to help us know whether it meets your needs.

Please send all comments or suggestions for future content to Jennie Roe at:
jennifer.roe@wales.nhs.uk

Estates Services Newsletter



You will hopefully by now recognise the name, Specialist Estates Services. We changed it from Facilities Services last September as we felt it better reflected who we are and the services we provide.

We are here to provide services to Estates, Facilities and some clinical departments within NHS Wales and the Welsh Government.

We are a diverse team of professional and technical staff, from specialist engineers, architects and property surveyors, to facilities management advisors, quantity surveyors and environmental management advisors providing an array of specialist services.

Whether you're looking for reliable building contractors to build your new hospital, need to sell a surplus property, acquire land or are looking for advice on purchasing the latest diagnostic imaging equipment, then use our [website](#) to locate the appropriate contact details. See the *What we do* section overleaf for a fuller overview of our services.

Where are we?

Not only have we changed name, but we have also moved - no longer in Bevan House, we are now happily ensconced in our new home on the third floor of Companies House in Cardiff.

Awards:

- *Constructing Excellence in Wales award for Health & Safety 2014*
- *UK Constructing Excellence award for Health and Safety 2014*
- *Customer Service Excellence achieved 2014*
- *ISO 9001 re-certified June 2015*
- *Entered the Wales Quality Award process in 2015.*



Looking for new contacts?

A number of staff have retired or moved to pastures new recently, so here's a rundown of who has left the organisation and who's new in case you need to look them up.

Peter Wiles (Deputy Director, Policy and Performance) retired at the end of last year - any publications that would have been sent to him should now go **Jennie Roe**. Anyone with a publications or library query for **Ann Konsbruck**, the now retired Information Officer, should contact her replacement **Jennie Roe**.

Patrick Riordan (Deputy Director, Strategic Planning and Construction) also retired. Queries should now be sent to **Iain Worby**, Head of Designed for Life, and those looking for **Andrew Collier** (Framework Manager) should email **Andrew Waddington** or **David Taylor** Framework Managers, Designed for Life.

To help keep up with an ever-increasing workload we have a new Property Surveyor in the Property section, **Sian Cornwell-Shaw**. **Richard Tozer** (Property Officer) has recently retired and has been replaced by **Mark Miller**, Drawing Officer.

Mark Gapper has joined our team of Engineers as Senior Performance Standards Engineer to fulfil the role of Authorising Engineer (Water).

John Tidball, Senior Performance Standards Engineer (Medical Gases), retired in July but do not despair as he returned on a part-time basis in September to mentor the replacement Authorising Engineer for Medical Gases once appointed.

Contact: Kevin Ridge for any queries regarding this service.
Email: kevin.ridge@wales.nhs.uk

We also wished a happy retirement to our Senior Administrator, **Ceri Evans**, who has been replaced by **Laura Arillotta**. **Suzanne Pullen** replaces **Laura** as Administrator.

Gareth Roberts, Head of Property, retired in October, to return in November as a Property Surveyor. **Clive Ball** has recently been appointed as Gareth's replacement as Head of Property and **Eric Thomas**, Head of Engineering, retired in November and was replaced by **Kevin Ridge** - we wish both Gareth and Eric a long, healthy and prosperous retirement.

Publications

Over the last six months SES has published the following guidelines:

[WHTM 05-03 Part H Firecode – Fire safety in the NHS. Reducing false alarms in healthcare premises](#) This WHTM sets out recommendations and guidance for the reduction of false alarms generated by automatic fire detection and alarm systems within healthcare premises.

[WHTM 05-03 Part J Firecode – Fire safety in the NHS. Guidance on fire engineering of healthcare premises](#) which is a best practice guide that recognises the special requirements of fire precautions in the design of healthcare premises.

[WHBN 36 General medical practice premises in Wales](#) is a guide to the planning and design of general medical practice premises in Wales with advice on the design and specification requirements for primary healthcare premises.

Keep up to date

At the end of June there were updates to the NHS (Wales) Act 2006 Directions covering premises costs for general medical services [National Health Service \(Wales\) Act 2006. The National Health Service \(General Medical Services - Premises Costs\)\(Wales\) Directions 2015](#)

Also of interest to those of you in the property sector, a new Welsh Health Circular (WHC) was issued from Welsh Government that covered arrangements for consent to acquire or dispose of a lease in property (where not covered by any business case approval process) [WHC \(2015\)031 Arrangements for consent to acquire or dispose of a lease in property \(where not covered by any business case approval process\)](#)

New on the website

We have continued to add useful documents to our website and the following are now available:

[The AEDET register and individual results](#)

[Estates and Facilities Alerts \(EFAs\)](#)

And for those of you who work within NHS Wales:

[High Voltage Hazard Alerts \(HVHAS\)](#)

Have you seen..?

The HSE has updated its guidance, Keeping Electrical Switchgear Safe:

www.hse.gov.uk/pubns/books/hsg230.htm

This can be accessed free of charge from the HSE website.





Praise From Our Customers

Betsi Cadwaladr University Health Board thanked the SES Primary Care team via e-mail for an excellent job regarding the improvement grant approval for the Cadwygan Surgery, Old Colwyn. The Health Board also indicated that the team provide excellent service.

Cwm Taf University Health Board extended sincere thanks for the support provided by the Property Management team with regards to the ACW Technology project, Dinas Isaf at Williamstown.

Aneurin Bevan University Health Board thanked our Authorising Engineer (High Voltage) for very comprehensive, articulate and detailed comments in relation to the SCCC Scheme, Electrical High Voltage (HV) Switchgear Cost Optimisation Proposal.

Aneurin Bevan University Health Board also praised the SES Fire Team for their support to date on the NICU Feasibility Study.

We really appreciate your praise, and welcome positive and negative comments.

'Cwm Taf University Health Board extended sincere thanks for the support provided by the Property Management team with regards to the ACW Technology project, Dinas Isaf at Williamstown'.



Do you work with British Standards? Free online book worth £42

The basis for structural and geotechnical design within the UK has now shifted from withdrawn British Standards to European standards. To support the transition BSI has made one of their popular books The Essential Guide to Eurocodes Transition available as a free download.

The essential Eurocodes transition guide is a user-friendly guide that brings together leading experts from

the Eurocode community to share key insights into the use and application of the new codes, focusing on how users can make the transition as quickly and painlessly as possible. This book contains detailed guidance from leading academics and professionals to help the reader gain an understanding of the new codes and to ease integration.

To get your copy of the Essential Guide to Eurocodes Transition follow the link below: bit.ly/1VEPN66

NHS Wales — History Corner

Through various guises over the years SES has had a long association with the health estate in Wales. We have an extensive photograph library of hospital buildings as well as a traditional library. It's difficult to predict the future for hospital construction in Wales, but the past is more certain. A root around the archives identified the following, which hopefully you will find of interest. We hope to bring you more historical content in future issues. In this issue we look at...



The origins of the Hamadryad Hospital

The control of diseases brought in on ships from far-flung countries was always a problem for the maritime trading centre of Cardiff. 171 people died in a cholera epidemic introduced by a sailor in 1854 and when another epidemic threatened the people of Cardiff in 1860s Dr Henry Paine, the Medical Officer of Health to Cardiff, secured an old Royal Navy 46-gun frigate – HMS Hamadryad – for use as a hospital for seamen. The idea was that it would help to prevent the spread of communicable diseases by ensuring that the patients were kept in the dock area rather than go ashore.

She was originally moored in East Bute Dock, but was soon relocated to the ominously named Rat Island where she did a roaring trade in helping sick seamen – 400 in her first year and by 1897 more than 10,000 men (and it was only men) were treated each year. Along with a wooden annex built to house further infectious patients in 1871, the Hamadryad served as the only isolation hospital in the area until a dedicated cholera hospital was opened on Flat Holm island in the 1890s.



"Remains of the cholera hospital, Flat Holm island"

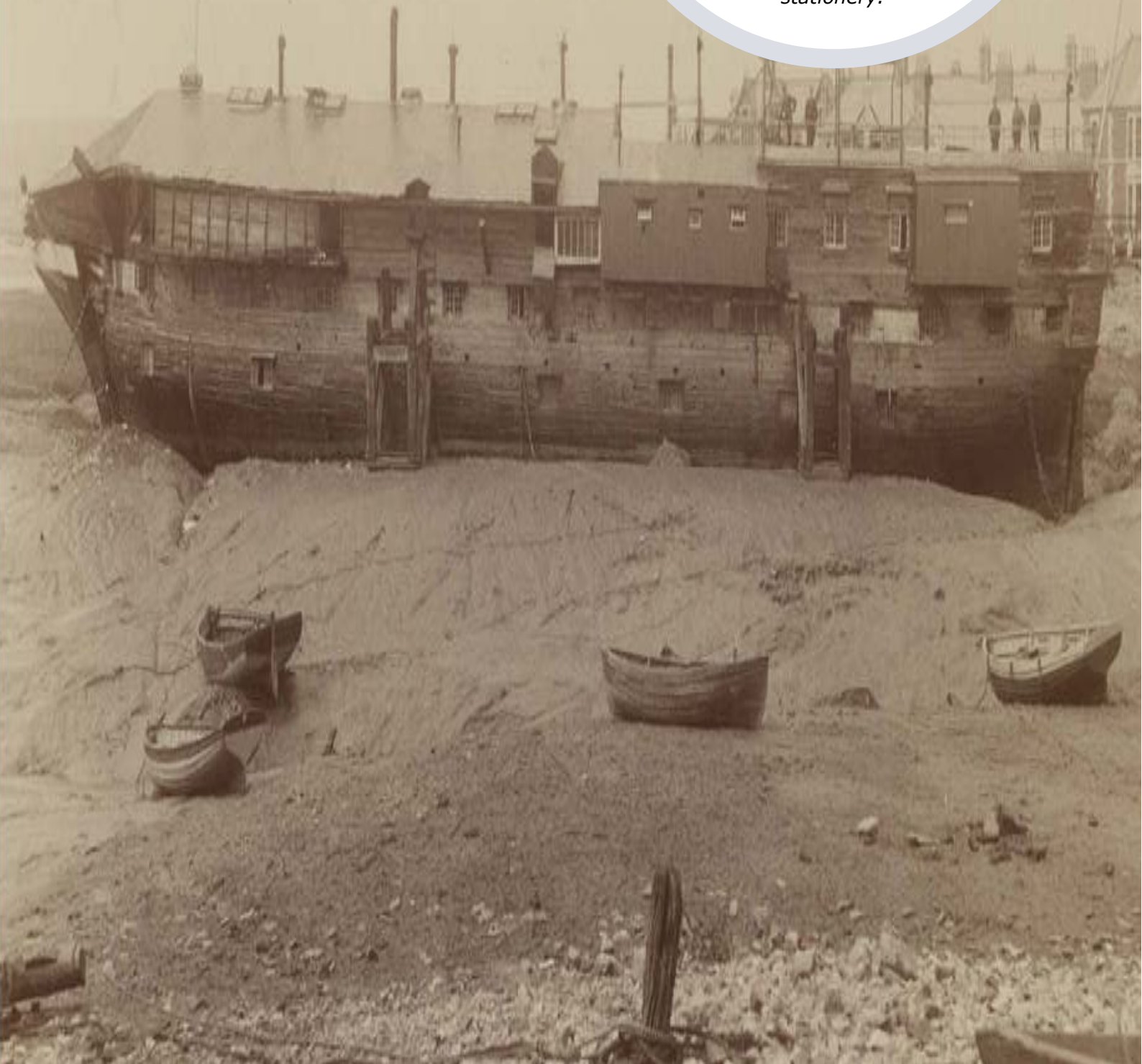


"Hamadryad bowsprit, Pembroke Museum"

But the Hamadryad was already quite old when she was converted into a hospital, and it wasn't a universally approved solution to the need for more hospital services. There were accusations of refuse and filth from the ship becoming a nuisance on nearby mud banks, although these were strongly denied by Dr Paine. In 1905, after approximately 40 years' of service a permanent seamen's hospital, called the Royal Hamadryad Hospital, was opened on land close by and the ship was floated off her sandbank and towed to Appledore, where she was broken up. All that remains are her bell and her bowsprit, which is housed in a museum in Pembroke Dock.

Hamadryad Hospital

*The Hamadryad was built in
Pembroke Dock 1819-1823 and
never saw active service. In 1866 the
call came for her to be broken up, but
instead she was sailed to Cardiff and fitted
out as a hospital with the capacity for
60-65 patients. Interestingly, documents
show that, whilst approximately £81 was
spent on clothing for patients, only £54
was spent on surgical instruments
whereas £35 went towards
printing, advertising and
stationery.*





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Contact Specialist Estates Services

Those working within NHS Wales can either use our [services directory](#) or [staff list](#) to find the right person for the job, and those outside NHS Wales can look up the staff list on our website.

Our postal address is:

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Crown Way, Cardiff, CF14 3UB

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