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# ESTATES

@nwssp

November 2016 | eNewsletter No.2

Services

## Introduction

from Specialist Estates  
Services Director Neil  
Davies



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

Integrated  
Medium Term

Plans (IMTP) have now become firmly established as key planning tools for NHS Wales and the Welsh Government. The timetable for the 2017 refresh of the current 3-year IMTPs has already commenced and for SES this has meant consulting with colleagues to better understand your needs – meeting with senior Welsh Government officials, Directors of Planning, and Estates and Facilities professional leads.

So if you have any suggestions regarding our services please drop me an email with your comments and I'll make sure that it's considered as part of our review process.

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**Tel:** 029 2090 4117

### 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](mailto:jennifer.roe@wales.nhs.uk)

## Estates Services Newsletter



SES provides advice and support to the Welsh Government and NHS Wales on a wide range of estates and facilities matters. The department is made up of a range of specialised sections. Each newsletter will concentrate on a different department – in this edition of the Newsletter we catch up with the NHS Building for Wales team (previously known as: Designed for Life: Building for Wales).

### Construction Procurement Frameworks

One specific area where you have told us you need further support is in the provision of construction and consultant framework agreements with the end of the current arrangements in October 2017. As described on page 4 of this newsletter, we've organised a number of events, including consultation days with NHS Wales and the private sector as well as numerous one-to-one meetings. The message has been clear and consistent – we need frameworks! Consequently our small construction procurement team has been beavering away over the last few months to ensure detailed plans are in place to hit the deadline.

It's a huge exercise, involving not only SES staff but also a plethora of experts from within and outside NHS Wales. Progress has been good to date with the aim of a seamless transfer between the current and new arrangements by October 2017.

### In this edition of the Newsletter we take a look at:

- Constructing Excellence Awards - [page 2](#)
- the latest guidelines to be published - [page 3](#)
- the work of the NHS Building for Wales team - [page 4](#)
- the new faces at SES - [page 5](#)
- History corner: we look back at the influence of Tredegar Park Cottage hospital - [page 6](#)
- Customer Service Excellence assessment – compliance plus [page 7](#)

[SES Intranet](#)

# Constructing Excellence Wales (CEW) Awards

**Pictured:** Jason Mohammad hosting the CEW Awards



The SES NHS Building for Wales team attended the tenth prestigious CEW Awards at the Celtic Manor Resort earlier this year. The Awards, hosted by BBC presenter Jason Mohammad, celebrate outstanding construction projects across Wales, and this year the health sector in Wales featured strongly in the nominations for a number of the award categories, many of which were let under the Designed for Life: Building for Wales Construction Procurement Framework. Each entry showed that when you do it right, every £1 spent in construction doubles in value and will provide enormous benefits for local communities and the country as a whole.

Cardiff & Vale University Health Board's Noah's Ark Children's Hospital for Wales, which was let under the Designed for Life (DFL): Building for Wales Framework took the most coveted award of the night – the Project of the Year Award for buildings. It was deemed to be an "outstanding project that has delighted the client and been a source of pride for all parties involved, demonstrating the highest levels of technical achievement, innovation, best practice and team working."

The project is the first dedicated children's hospital to be built in Wales and is committed to providing clinical excellence in a child-friendly setting. Its success was partly due to the fact that the design team engaged with the client, stakeholders and end user groups from the start to ensure the building was the right fit for its young patients and that a dedicated and committed team delivered the high-quality project on time and budget.



## Noah's Ark Children's Hospital for Wales

The quality of all the entrants in 2016 reinforce that the pursuit of value is the best way to deliver a built environment for the future generations of Wales. It shows what can be achieved if we design, procure and build in the correct way.



# New Guidelines

**Welsh Health Building Notes (WHBNs)** are a range of documents that provide guidance on the planning and design of a range of healthcare buildings providing specialist services in Wales. Since our last newsletter we have published the following:

[WHBN 00-09 Infection control in the built environment](#)

[WHBN 04-02 Critical care units](#)

[WHBN 07-01 Renal care: satellite dialysis unit](#)

[WHBN 07-02 Renal care: main renal unit](#)

[WHBN 09-03 Neonatal units](#)

[HBN 08-02 Dementia-friendly health and social care environments](#) This is English guidance that applies in Wales.

The following HBN 15-03 Hospital helipads has been superseded by guidelines from the Civil Aviation Authority: Standards for helicopter landing areas at hospital

<http://publicapps.caa.co.uk/docs/33/CAP1264%20final%20Feb%202016.pdf>

**Welsh Health Technical Memoranda (WHTMs)** are a range of documents that provide technical guidance on a wide range of specialist systems within the healthcare estate in Wales. Since our last newsletter we have published:

WHTM 07-03 [NHS Wales car parking management: environment and sustainability](#) is designed to help NHS Wales organisations identify best practice in car park management and sustainable transport to improve the patient, visitor and staff experience. It replaces previous guidance HTM 07-03: 2006

HTM 07-02 EnCO<sub>2</sub>de - [making energy work in healthcare. Environment and sustainability. Part A: policy and management](#)

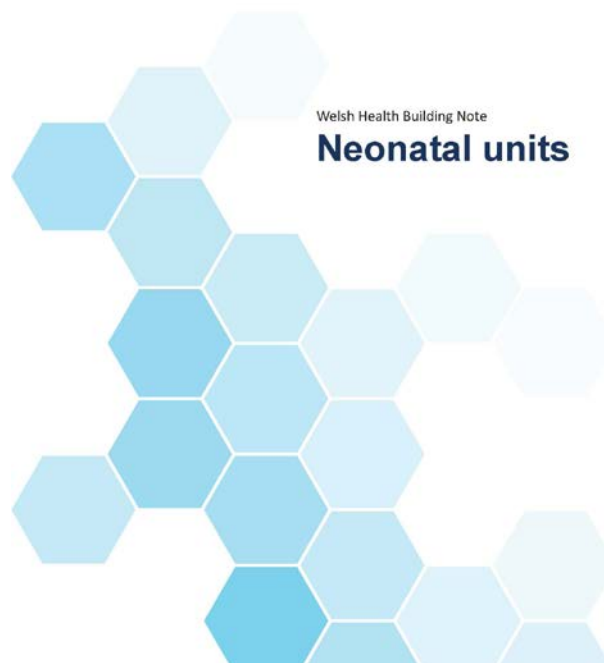
HTM 07-02 EnCO<sub>2</sub>de - [making energy work in healthcare. Environment and sustainability. Part B: procurement and energy considerations for new and existing building facilities](#)

Both parts of HTM 07-02 are English guidelines that apply in Wales. The previous EnCO<sub>2</sub> de documents that have been archived, may still be of use as a source of useful technical information.



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**WHBN 09-03**



*"Thanks so much  
for your help....what would I do without  
you...well, actually, what would Powys  
do?"*

## New Decontamination WHCs

The Welsh Government has published the following:

[WHC \(2016\)014 Tonsil & adenoid surgeries reusable instruments: use of quarantined instruments and decontamination standards](#)

[WHC \(2016\)007 Guidance on infection prevention and control of Carbapenemase-producing Enterobacteriaceae \(CPE\) and other multi drug resistant organisms \(MDRO\)](#)

[WHC \(2015\)050 Decontamination of medical devices: A development plan for healthcare organisations](#)







## Adeiladu GIG i Gymru NHS Building for Wales

### The History

The Designed for Life: Building for Wales construction frameworks delivered over £1.2 billion of construction projects for NHS Wales since their inception in June 2006. The frameworks have proved to be very successful, delivering schemes on time, within budget and to required standards; they have, consequently, been recognised with numerous Constructing Excellence awards in Wales and UK-wide.

The current Designed for Life national and regional frameworks are due to end in October 2017 and SES has now commenced the process to procure the replacement third generation frameworks. Initial feedback from consultation with all health boards and Trusts across Wales delivered the overriding message that they want frameworks for delivering future projects. The benefits of early contractor involvement in complex design decisions and the rapid response time provided through frameworks were cited as major advantages.

### A new name for a new generation of frameworks...

In response to these findings, SES has developed proposals for the 3rd generation frameworks in collaboration with Welsh Government, Value Wales and Constructing Excellence Wales. The new frameworks will be developed under the banner of NHS Building for Wales. The proposed way forward includes a national framework for construction works in excess of £10 million, 3 regional frameworks for construction works between £4 million and £10 million, and local arrangements for other projects with a capital value below £4 million. This will provide opportunity for local, regional and national organisations to bid for projects.

The frameworks will support the efficient and effective delivery of capital projects and enable health boards and Trusts within Wales to rapidly procure from a team of preselected parties in competition. They will also provide assurance and governance that preselected parties meet all prescribed standards to ensure that value for money is at the forefront of all projects.

These proposals were presented to the construction industry by SES at two awareness events held in North and South Wales in July 2016 to invite further comment ensuring that the structure of the future frameworks attract the broadest interest from contractors and consultants capable of delivering capital construction schemes for the NHS within Wales.

Both events were very well attended by delegates from national and regional contractors, suppliers, consultants, health boards, Welsh Government and other Welsh public sector procurement organisations.

The consultation process is now nearing its conclusion and the findings are helping to shape the final proposals as SES starts the process of formal tendering for the 3rd generation frameworks which are programmed to be operational from October 2017.

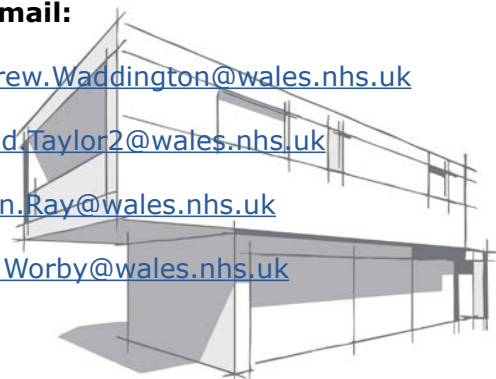
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# Staff Changes



**Left to right: Kevin Ray & Chris East**

Looking for contact names? There has been a significant amount of recruitment activity within SES since the last newsletter. The changes are outlined below.

March 2016 saw changes to the engineering section, with Graham Stanton and John Hill leaving the decontamination team along with Performance Standard Engineer, Stewart Brooks and in May, John Tidball. All were wished a long and happy retirement by SES members of staff and friends from across NHS Wales and the Welsh Government.

In response to this **John Prendergast** ([John.Prendergast@wales.nhs.uk](mailto:John.Prendergast@wales.nhs.uk)) replaced Graham Stanton as the Senior Decontamination Engineer and **Mark Furmage** ([Mark.Furmage2@wales.nhs.uk](mailto:Mark.Furmage2@wales.nhs.uk)) and **Peter Davies** ([Peter.Davies12@wales.nhs.uk](mailto:Peter.Davies12@wales.nhs.uk)) joined the team from Aneurin Bevan and Hywel Dda respectively. **Chris East** ([Chris.East@wales.nhs.uk](mailto:Chris.East@wales.nhs.uk)) from ABM took the Senior Performance Standards Engineer (Medical Gases) role left by John Tidball's retirement and in August **Stephen Lloyd** ([Stephen.Lloyd4@wales.nhs.uk](mailto:Stephen.Lloyd4@wales.nhs.uk)) commenced this role as Senior Performance Standards Engineer (Low Voltage). We also need to congratulate **Mark Gapper** ([Mark.Gapper@wales.nhs.uk](mailto:Mark.Gapper@wales.nhs.uk)) who was promoted to the Principal Mechanical Engineer vacancy.

Gareth Jenkins left to take up a well deserved promotion at Welsh Health Specialised Services Committee (WHSSC) and his replacement in the post of Facilities Management Advisor, John Wright, is to start any day now – in the meantime, any queries should be directed to **Nigel Davies** ([Nigel.Davies4@wales.nhs.uk](mailto:Nigel.Davies4@wales.nhs.uk)).

Laura Arillotta also left for pastures new at Cwm Taf and **Suzanne Pullen** ([Suzanne.Pullen@wales.nhs.uk](mailto:Suzanne.Pullen@wales.nhs.uk)) was appointed as the Senior Administration Assistant in her place.

Simon Davies, Framework Manager, who had been on secondment to SES from Aneurin Bevan Health Board, left to take up the Assistant Director, Strategy – Capital role at Abertawe Bro Morgannwg. **Kevin Ray** ([Kevin.Ray@wales.nhs.uk](mailto:Kevin.Ray@wales.nhs.uk)) took Simon's role as he joined from Bath and North East Somerset council.

The Property team is also evolving, with the arrival of 2 new Property Surveyors, **Adele Paterson** ([adele.paterson@wales.nhs.uk](mailto:adele.paterson@wales.nhs.uk)) and **Paul Cottrell** ([paul.cottrell@wales.nhs.uk](mailto:paul.cottrell@wales.nhs.uk)) and a new Assistant Technical Officer, **Lowri Evans** ([lowri.evans7@wales.nhs.uk](mailto:lowri.evans7@wales.nhs.uk)). Andrew Eustace, Estates & Property Surveyor, retired at the end of May but do not despair, Andrew returned on a part-time basis in the middle of June to continue his duties.

*"I am writing on behalf of the Health Board to thank you for the time and commitment that you gave to the External Review into Decontamination Services in ABMU over the past few months. Your insight and expertise have been invaluable".*

## Abertawe Bro Morgannwg



**Left to right: Paul Cottrell, Adele Paterson & Lowri Evans**



# History Corner: Tredegar Park Cottage Hospital

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.



In the 19th century people of Tredegar, many of whom were miners who had suffered trauma as the result of industrial accidents, had limbs amputated in their own homes. It was either that or attempt the perilous journey to a hospital outside their own town. The Tredegar Medical Aid Society convened in 1901 to discuss the establishment of a hospital. Land was donated by Lord Tredegar, funding came from the Tredegar Iron and Coal Company, and a committee of 30 members was set up to build and manage it.

It cost £4,126 to build and the annual maintenance bill of £298 was paid for, along with staff and supplies, by donations but chiefly by local workmen who had halfpenny a week deducted from their wages. It opened in 1904.

This hospital and its model of funding is perhaps the most influential in history. Aneurin Bevan, the father of the NHS, was born in Tredegar and served as a committee member at the hospital in the 1920s. On the creation of the NHS in 1948 he declared:

*"All I am doing is extending to the entire population of Britain the benefits we had in Tredegar for a generation or more. We are going to 'Tredegar-ise' you."*



**Nye Bevan on the 1st day of the NHS, 5th July 1948, Park Hospital Davyhulme, c/o Liverpool Faculty of Health & Life Sciences**

The hospital provided care for 106 years until its closure in 2010, superseded by a hospital named after the founder of the NHS Ysbyty Aneurin Bevan located in Ebbw Vale.

**Would you like us to feature your hospital?  
Please contact Jennie Roe at:**

[Jennifer.roe@wales.nhs.uk](mailto:Jennifer.roe@wales.nhs.uk)

# Customer Service Excellence assessment – compliance plus

Specialist Estates Services once again maintained its Customer Service Excellence (CSE) Award this year. The department achieved three areas of 'compliance plus' - the assessor stating:

'There is strong evidence to show that meeting customer need is a firm commitment of Specialist Estates Services (SES). Customer service is shown to be central to its delivery. Staff members fully participate in the customer-focussed culture making it a key driver of how SES goes about its business and achieves successful outcomes.'

As well as meeting SES staff to hear their views of the organisation the assessor met with Welsh Government officials in Cathays Park to listen to the customer perspective. One of the officials was quoted in the report as saying, 'If they weren't there (SES) then we would struggle'

SES Director Neil Davies attributed the success of this re-assessment to the professionalism, expertise and commitment of SES staff to meet and exceed customer service requirements.

## Further Testimonials

To Andrew Ward - Senior Diagnostic Imaging Engineer

*"Hi Andrew*

*Thanks for all your help with the mini c-arm. It's on site and being used – it was a massive relief to get it here, it was having a real impact on the department as we were having to cover cases with a radiographer and full II so having the mini c-arm back in use is fantastic".*

Betsi Cadwaladr Health Board Radiology Services Manager, Wrexham Maelor Hospital

To Andrew Nash - Senior Property Surveyor

*"Re the PHW Capital Quarter lease I Just wanted to say thanks very much for all your hard work on this. I didn't realise you had all those other steps to do as part of the completion".*

Public Health Wales

To Steve Rees, Simon Russell and Mark Gapper – Specialist Engineers

*"The project has been handed over and I would like to thank you all for your hard work and input into the project. We could not have provided the service without all of your hard work, banter and the collaborative approach to our work ethics".*

Director DRAC CONSULTING

To Chris Lewis - Environmental Management Advisor

*"We wanted to thank you for your support in the appointment process for the first full time Environment and Sustainability Manager in Powys at the second round of interviews. Your input is valued and most appreciated".*

Powys Health Board

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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.

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