

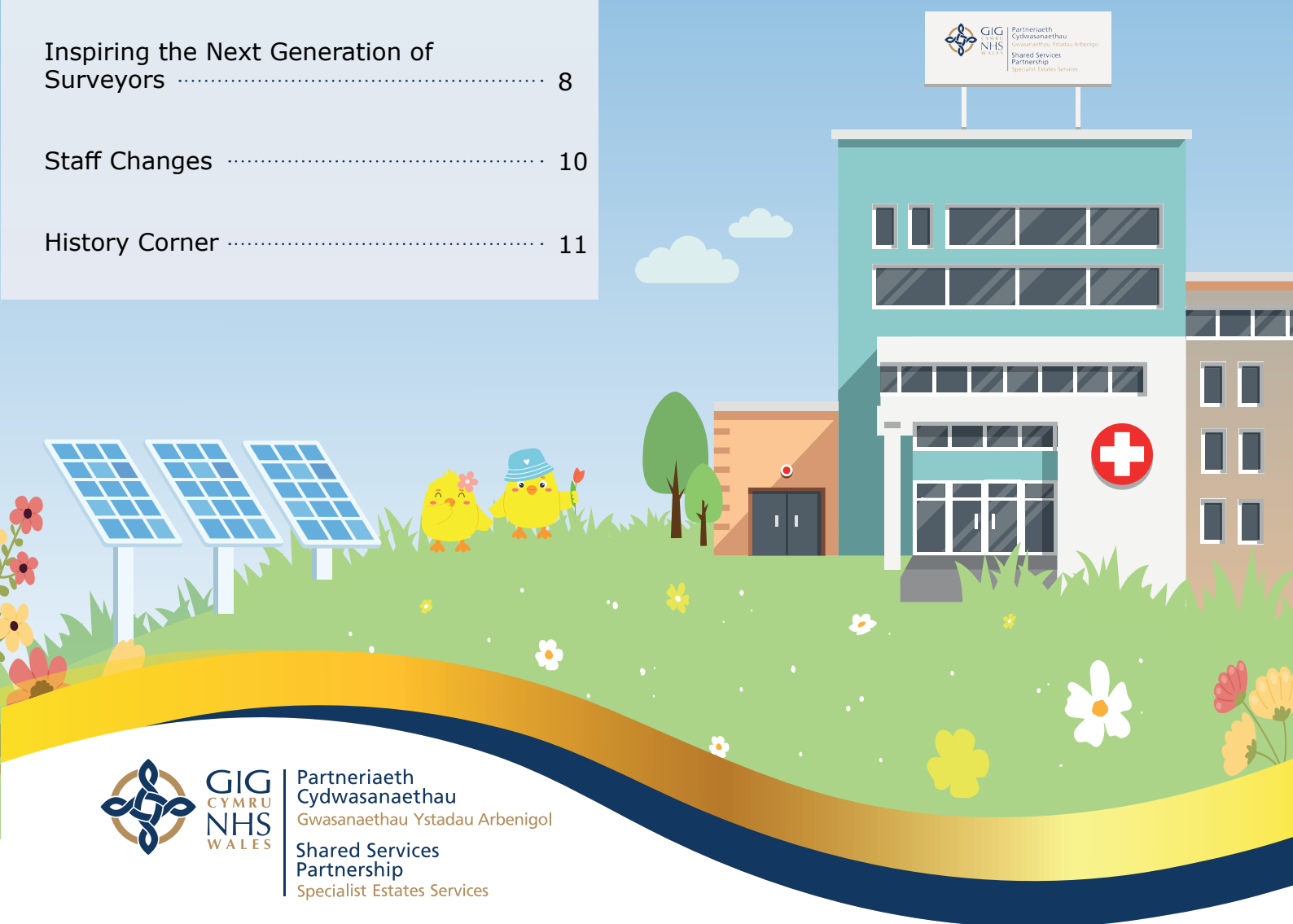
Specialist Estates Services

NEWSLETTER

eNewsletter Edition 19, February 2025

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Introduction

Christmas has come and gone, and the joys of the financial year end are upon us already!

Just looking through the content of our spring newsletter, its great to be able to reflect on some of the really good things happening in NHS Wales.

Our Engineering day on 11 November 2024 was really well attended and with support from our colleagues across NHS Wales we were able to cover a wide array of relevant issues. In times when staff are hard pressed with their jobs, its great to see people take time out to learn together and share their experiences.

The launch of our Building For Wales 2 Framework at the Village Hotel, Cardiff in January was a major land mark, as we are once again able to offer access to the full range of disciplines required to deliver first class healthcare development services in Wales until potentially 2030. It was great that there was widespread support for the introduction of a learning and development programme for successful project delivery. We are hopeful that colleagues will join in, both for learning and sharing their skills and experiences.

Our solar farm development at the NWSSP IP5 warehouse & distribution centre in Newport went live in the autumn. The project comprised a 330kw solar PV array and electric vehicle charging infrastructure for future EVCP installations. Mark Roscrow, our Programme Director for the scheme leaves us to finally retire at the end of March and goes with our thanks and best wishes.

Looking to the next generation, our work with the RICS to promote the surveying profession to young people is featured. This reflects our over-arching ambition to get people into the construction and surveying industry and ideally supporting the health sector!

Finally, we've made some great appointments in this last period, but no spoilers from me, see our final piece!

Best wishes, Stuart

Stuart Douglas

Director

stuart.douglas@wales.nhs.uk





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SES Engineering Day 7th November 2024

The SES Engineering Day was the first study day held at the Royal Welsh Showground in Builth Wells for several years.

It is fitting to say the day was a resounding success with an excellent attendance by all Health Boards and Trusts in Wales, with both Estates and Capital teams represented. From some of the feedback we had on the day it was a welcome return and a long overdue event where the engineering team were able to present on a number of themes which stimulated an informed debate amongst the delegates and speakers.

The range of topics was broad which provided the delegates with something to interest everyone in attendance.

The day was opened with Mark Gapper, Head of Engineering, welcoming all attendees and sponsors to the event, and introducing the other speakers, which included members of SES as well as representatives from a number of NHS Wales Health Boards and the private sector. They covered a range of topics from sharing the success on recently completed projects such as Welsh Health Technical Memorandum: 08-02: Lifts to the recent introduction of the Building Safety Act in Wales and its impact on the NHS Estate. There were also technical topics on Electric Switchboards and refurbishment of air handling units.

One area of conversation was the benefits of unmanned aircraft applications (drones) and the advantages that come with the use of the devices, such as surveying roofs or chimney stacks without the risk of having to work at heights. The use of drones also has cost benefits as it is quicker and safer for staff to locate the problem and devise a resolution.

The last presentation was given by Ray Selby, our previous Head of Estates Development on 'Business Case submissions' where he shared some of his observations and reflections on recent submissions to Welsh Government and the key points to include in a business case that will increase the chances of a successful bid.

The day concluded with a group debate led by John Prendergast on the issues raised throughout the day to ensure all interested parties aligned when it comes to the NHS Wales estate.

As is the case when organising an event, we could not have done this without the support of our sponsors:- Akkrivis, APS, Bender UK, Consilium, Daikin, Delabie, EWP, Ideal, ILECS, Moduco, ProEconomy, Protectorcomms, Schneider, Thorlux, TSafe, and Wandsworth. We thank them for their sponsorship which has allowed us to organise the day's event.

Tony Goddard

Principal Electrical Engineer



The launch event for NHS Building for Wales 2, the latest generation of construction frameworks established for the delivery of major capital construction projects for NHS Wales with construction value in excess of £7million, was held in January 2025 at the Village Hotel, Cardiff.

The event was the culmination of a complex and lengthy procurement process led by the Building for Wales team within Specialist Estates Services in collaboration with colleagues from NWSSP-Legal and Risk Services, NWSSP- Procurement Services, Health Boards and Trusts, and Constructing Excellence in Wales. Thanks are extended to all Health Board and Trust personnel whose contribution to the evaluation process was essential for the award of contracts to the new framework partners who will be providing project management, cost advisor, NEC supervisor and main contractor services through the new frameworks.

The event was well attended by representatives from Welsh Government, Health Boards and Trusts across Wales, Framework Partners, Apprenticeship Organisations, Constructing Excellence in Wales and colleagues within SES.

Stuart Douglas, Director of SES, opened the event and welcomed the audience, setting the scene with an overview of the new environment within which the frameworks will operate with a shared responsibility for delivering successful projects for NHS Wales.

Ian Gunney, Welsh Government's Deputy Director of NHS Capital Estates & Facilities, followed with a key address recognising the benefits delivered through all of the iterations of the NHS construction frameworks since the inception of Designed for Life 1 back in 2006, adding that the framework's support in driving innovation to obtain and demonstrate best value was the reason we are now all here again when faced with continued financial challenges and significant backlog pressures.

Andrew Waddington, Head of Building for Wales, provided an overview of the new framework structure and how potential Clients can utilise the framework and outlined some of the procedural changes introduced to enable the framework to better support Health Boards and Trusts in developing their proposals. He also highlighted other areas of adopted best practice essential for successful project delivery.



This was followed by a further presentation from Stuart Douglas on the Welsh Government Capital Programme and the two principal funding routes for business cases through the All-Wales Capital Programme and the Integration & Rebalancing Capital Fund. He emphasised the need for all parties to fully embrace the ethos of collaborative working to ensure projects remain within budget and are delivered to the programme.

The process of drawing down suppliers from the framework was then outlined in further detail by Andrew Waddington. Cat Griffiths-Williams, CEO, Constructing Excellence in Wales, followed on with a presentation on the benefits of frameworks within Wales and encouraged everyone present to embrace the current challenges to turn ambitions into reality, citing the work done to deliver the Grange University Hospital as an example of the effectiveness of collaborative practices.

Jonathan Jones, Framework Manager, and Emma Mazey, Information Officer, wrapped up proceedings by running through the frameworks core requirements with regards to performance, Net Zero Carbon, Apprenticeship Schemes, Social Value and



Jonathan Jones

Communications.

Following a Q&A session with all speakers, Stuart Douglas brought the proceedings to a close, thanking everyone for their attendance and looking forward to working with them in continuing to deliver first class healthcare facilities across Wales.

Special thanks go to the admin team at SES (Emma Mazey and Joanne Munn) for their support in holding the event.

Andrew Waddington
Head of Building for Wales





IP5 and the Solar Farm

SES acquired IP5 in March 2019 with the support of Welsh Government to provide Supply Chain resilience with the impending Brexit arrangements coming into play.

The idea was to provide sufficient extra storage space using the 5000 pallet spaces that were already in the building and to then find other uses for the additional space.

A business plan was being developed and close to being finalised when the Covid pandemic hit in 2020. IP5 proved to be an essential part of the NHS response to Covid in a number of ways:

- » *The lighthouse Laboratory was established as the main Covid testing centre for Wales.*
- » *An additional Laboratory was built which now houses both Public Health Wales and part of the Pharmacy unit.*
- » *A facility for Surgical Materials Testing Laboratory SMTL was established which improved the capacity to support the validation of medical consumables used within the NHS in Wales.*
- » *The additional space proved essential in storing more PPE which was a major problem during Covid and helped keep NHS Wales and Social care stocked with key lines.*

- » *The testing and commissioning of ventilators for Covid patients through the EBME department*
- » *The distribution of PPE packs to social care locations across Wales*
- » *The centre of the vaccination hub for the Covid programme and delivery of vaccines across Wales*
- » *The establishment of a clean room for pharmaceutical production.*

The post-Covid period has seen a consolidation of the facility as the benefits it provides to all parts of the NHS in Wales, including now the following:

- » *The provision of the Covid and winter flu vaccination programme across Wales.*
- » *The extension of the racking storage to help expand the range of products held and to improve resilience.*
- » *The extension of the pharmaceutical production facility which will see the construction of the Radio Pharmacy and Trams units for South East Wales in IP5 which will help improve the supply of products to Cancer patients.*

During NWSSP's tenure further investment has been made in the building, which includes:

- » The replacement of all lights with LED and an integrated management system.
- » A central monitoring system for all the energy meters which gives us real-time information on energy usage, including solar PV generation.
- » An investment in Solar panels which is massively reducing our Carbon footprint as well as our energy costs which is also supporting the fleet of EVs which now operate from the site.

The Photovoltaic (PV) project at IP5, Newport, is part of NWSSP ambitions to decarbonise our estate in accordance with the targets detailed in the NHS Wales Decarbonisation Strategic Delivery Plan published in March 2021. As part of the programme, Shared Services is implementing a range of decarbonisation initiatives including installing PV, Electric Vehicle Charging Points (EVCPs), building fabric improvements and energy monitoring.

After completing initial surveys, it was highlighted that the NWSSP IP5 warehouse site had a high potential for generating clean energy through the use of Solar Photovoltaics (PV). Implementing a solar project like this can address several issues related to energy and carbon use, providing solutions that contribute to sustainability and environmental goals.

The project consists of a 330kw solar PV array potentially generating approx. 290,479kWh of electricity per annum. The project included installing EVCP infrastructure as part of the design and installation, including electrical infrastructure to enable future chargers to feed via the PV system.

We have already achieved nearly 90% of the power being used in a moment in time on a sunny day in November 2024. Going forward the next phase will involve the roll out of EVCPs and battery back-up on the site, which will complement the PV project and further enhance NWSSP decarbonisation aspirations.

In December 2024, we awarded a NHS Wales Shared Services Partnership Award For Construction Excellence to EFS Systems (UK) Limited for their work on the solar farm.



Special thanks to Mark Roscrow NWSSP Head of Procurement for the information

Emma Mazey
Information Officer

Inspiring the Next Generation of Surveyors

In March 2023 I became an Inspire STEM Ambassador for my professional institution, the Royal Institution of Chartered Surveyors (RICS).

The RICS Inspire programme showcases the profession to the next generation. Initiatives run by the programme inspire young people and influencers about surveying's role in shaping our world and equipping young people with the skills needed to pursue a professional surveying career.

There is a skills gap threatening the future of the profession. In a recent RICS Construction and Infrastructure Market Survey, 66% of respondents in the UK reported shortages of surveyors and 54% said that they are seeing shortages of other construction professionals. And with a considerable number of the surveying profession aged over 50, we must attract and retain the best talent.

There is a dearth of Real Estate surveyors in Wales in particular, this is largely due to there being no Real Estate surveying courses in universities in Wales for the last 20 years. This recently changed thanks to Clive Ball, Head of Property in SES, lobbying for Real Estate surveying courses to restart in Wales and working with the University of South Wales to deliver a new Real Estate degree course which commenced in September 2023 and was accredited by the RICS in 2024.



Sadie-Marie Enoch, Sian Cornwell-Shaw

SES currently hosts a student studying this new Real Estate course, via the Network75 route, and intends to take a further Network75 student every other year. I became acutely aware that students and pupils in colleges and schools had very limited knowledge of the vocation of surveying so I contacted the RICS Early Engagement team about how we could raise more awareness of surveying as a career to school and college pupils and they asked if I would like to be one of their RICS STEM Inspire Ambassadors.

The role of a RICS STEM Inspire Ambassador involves visiting schools and colleges and doing talks about what surveying is, the route into the profession, career prospects, my current role and interesting projects I have worked on. I do interactive activities with the students to bring what a surveyor does to life in the classroom. I also attend careers fairs in schools and colleges to inform via a stand giving out literature to students and teachers.

Since signing up to be an Inspire Ambassador I have carried out around 15 talks to a mixture of ages of students from visiting schools, colleges and universities. I have also attended 10 career fairs which generally have between 100 – 500 students in attendance, with teachers and careers advisors also present and I have more talks and careers fairs already in the diary for 2025.

I have also been invited to be a mentor for the Engineering Education Scheme Wales (EESW) Sixth Form Project again this year. EESW are a STEM Cymru Welsh Government funded organisation and their sixth form project requires mentors to provide a design brief for students to work on, and mentor the allocated students to this brief. There is a fantastic awards day where the students undertaking all the various briefs by all mentors come together and their projects are showcased and judged in certain categories for prizes for the teams and schools. Last year, I mentored a school that, very pleasingly, won first place. This year, I am mentoring three different schools and so far, the pupils are doing fantastically well with their projects, and I look forward to seeing their final submission and project ready for the awards ceremony in the Spring.

I have set up and chaired a forum for all the Welsh RICS STEM Inspire Ambassadors which commenced this January to share our experiences and hopefully encourage more RICS members to sign up to be ambassadors. I am also working with the University of South Wales and RICS Wales to organise a Surveying Taster Day for all students studying the GCSE and A-level Built Environment courses in South Wales which is scheduled to take place in Summer 2025.

Sian Cornwell-Shaw

Senior Property Surveyor

Staff Changes

We are delighted to confirm the appointment of **Mike Travers** to the position of Head of Estates Development and we are looking forward to him continuing his excellent work with colleagues to meet the needs of our customers. Mike picks up the reigns from **Ray Selby**, who is moving west to take up a new post with Swansea Bay University Health Board. Our best wishes to Ray and thanks for his work in his time with us.

Pavithra Murugan has joined the Estates Development Team. Pavithra is our new Senior Data Analyst at SES. She brings over 8 years of experience in IT.

Ashley Wood has also joined the Estates Development Team as a Senior Estates Advisor. Ashley previously worked for Hywel Dda University Health Board.

We are currently hiring for several positions within SES so we expect more exciting appointments in the near future.



Current Vacancies - NHS Wales Shared Services Partnership

History Corner

Glanrhyd Hospital is a psychiatric hospital in Pen-y-fai near Bridgend in Wales. The hospital falls under the jurisdiction of Cwm Taf University Health Board. The original building was designed by William Martin and John Henry Chamberlain in the Gothic Revival style using a linear corridor layout. It was originally opened as the Glamorgan County Lunatic Asylum in November 1864. Later, in 1922, it became the Glamorgan County Mental Hospital. By 1948, it joined the NHS under its current name. In 2014, a new low-secure unit was built, known as Taith Newydd (New Journey).

The new building has a gross floor area of approximately 4,250sqm. The scheme provides 42 beds in 5 wards, including continuing care, rehabilitation, and challenging behaviour.

The Victorian water tower was considered a focal point within the hospital site layout, so the contractors (Stride Treglown) retained it and incorporated it into the new development.

Glanrhyd Hospital joined the NHS Forest in 2021. The site's green space includes planted mixed woodland dividing hard-standing car park areas, interspersed with 'no-mow' meadow grass areas, therapeutic courtyard garden areas and hedgerows surrounding the site buildings. They planted 15 NHS Forest trees in 2022.

In 2022, the hospital grounds were listed as Grade II by Cadw/ICOMOS Register of Parks and Gardens of Special Historic Interest in Wales. Cadw remarked that the grounds are of historic importance and an example of the 'designed gardens and grounds of a mid-nineteenth-century asylum landscape'.



Glanrhyd Hospital

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