

Specialist Estates Services



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Introduction from Neil Davies, Director of Specialist Estates Services

It's hard to believe we're more than halfway through 2021 and we are still dealing with the effects of COVID-19 and the challenges it has brought us.

Despite these challenges our staff and colleagues are continuing the outstanding work in making the health estate a better, safer and a greener NHS Wales.

In 2019 Welsh Government declared a climate emergency and set an ambitious target for Wales' public sector to be 'net zero' of carbon emissions by 2030.

Through our commitment for achieving this we have worked together with the Carbon Trust to produce the Decarbonisation Strategic Delivery Plan for NHS Wales.

In the document we set out our targets in building carbon management, procurement, estate planning and more.

The pandemic has already forced some greener ways of working which is a strong basis for us to build on and will be reflected in the reviews in 2025 and 2030.

Connected to the Decarbonisation Plan our Property Team have been busy dotting the i's and crossing the t's for Swansea Bay University Health Board new solar farm.

Our team secured the land on a lease contract to enable the health board to build a 4-megawatt solar farm which will provide power to Morriston Hospital.

This is ground-breaking work and is believed to be the first in Wales and the UK to undergo such pioneering and energy saving work.

Another example of our sustainability efforts has also been recognised through the staff awards scheme when our Network 75 Student Aran Chaplin won the Environmental Contribution to Sustainability for his work on the installation of Electric Vehicle Charging Points (EVCPs) at NWSSP sites. Well done Aran.

It's certainly an exciting time for change within the health estate and we're looking forward to helping lead these developments.

Regards, Neil

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Swansea Bay UHB – Solar Farm Project



Specialist Estates Services on behalf of Swansea Bay University Health Board have successfully secured land by way of a 26-year lease agreement to enable the Health Board to develop a 4-megawatt solar farm at Brynwhilach Farm, near Llangyfelach in Swansea.

Once completed, the solar farm will provide power to Morriston Hospital via a 3km private wire connection.

The hospital will become the first in Wales, and it is believed the UK, to develop its own full-scale solar farm, at a cost of £5.7 million.

Swansea Bay University Health Board has been awarded a total of £13.5 million for the solar farm and other energy-saving and carbon-reducing measures, repayable on an invest to save basis.

The Health Board spends around £6.9 million a year on electricity, gas water, and sewage treatment but the investment in the solar farm and other energy-reducing schemes will lead to minimum guaranteed savings of more than £1.5 million a year. It will also reduce carbon emissions by around 3,000 tonnes a year. The project has an 8-year payback period.

The solar farm comprising 10,000 panels across 14 hectares of land will supply almost a quarter of Morriston Hospital's power, cutting the electricity bill by around £500,000 a year and significantly reducing carbon emissions. At peak production times this will meet the electricity demand for the entire hospital, whilst reducing carbon emissions.

Construction work is underway on site with Health Board selected partner Vital Energi having undertaken the infrastructure works and installed more than half of the panels. Practical completion of the project is programmed for Autumn 2021.

The project has been complex, protracted and time-consuming with initial discussions commencing in 2016. SES's involvement in 2018 led to the negotiation of terms for an exclusivity agreement followed by the completion of an option agreement in 17 November 2020 and finally completion of the lease for the solar farm in 11 February 2021. These negotiations were required to protect the Health Board's position whilst providing flexibility for the project along with meeting various project and funding deadlines.



Prior to development



June 2021

Sian Cornwell-Shaw, Property Surveyor at Specialist Estates Services, indicated that:

"I was delighted to be able to deliver the land that allowed Swansea Bay UHB to develop the Solar Farm. Although the matter provided many hurdles to overcome we were able to ensure the land deal provided the Health Board with what was required."

Des Keighan, SBUHB, Assistant Director of Operations, said:

"We will be the first health board in Wales to develop its own solar farm."

"It has been very challenging. However, with a lot of hard work from our project team, which included the Welsh Government and other key partners, we have managed to secure the development."



Sian Cornwell-Shaw

Property Surveyor

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NHS Wales' Decarbonisation Plan

As part of Welsh Governments (WG) target for the public sector to be carbon emission 'net zero' by 2030 SES has recently published NHS Wales' Decarbonisation Strategic Plan.

In 2019 Welsh Government declared a 'climate emergency', the first Government in the world to do so and NHS Wales recognises it has a significant contribution to make.

SES partnered with the Carbon Trust to write the Plan for NHS Wales that sets out ambitious but realistic proposals which in some areas will require an essential shift in the nation's approach to healthcare. Within the document there are nearly 50 targets covering carbon management, buildings, transport, procurement, estate planning and land use as well as the approach to healthcare. The targets will be formally assessed and reviewed in 2025 and 2030.

WG have pledged £16m in 2021/22 to support the decarbonisation plans, with capital funding allocated for schemes including a solar farm, air source heat pumps and electric vehicle charging points within the NHS Wales healthcare estate. A further £21m of capital funding in 2021/22 has been allocated to infrastructure, fire safety and mental health projects based on priorities identified by health organisations comprising NHS Wales.





Senior Environmental and Facilities Management Advisor, Chris Lewis, said:

"Producing and delivering the NHS Wales Decarbonisation Strategic Delivery Plan has been an incredibly challenging, exciting and interesting piece of work for us, in which we have worked with many knowledgeable and enthusiastic colleagues from across the NHS in Wales to produce this important document."

"Decarbonisation is a huge priority for NHS Wales and we hope this plan will set the framework for how NHS Wales can help deliver Wales' net zero public sector ambitions through to 2030. We look forward to being a part of this journey."

The COVID-19 pandemic over the last 15 months has already forced some green changes including over 128,000 patient consultations taking place virtually saving approximately 521,000 travel miles – the equivalent of 50 trips to Australia and back. Decarbonisation measures will also be embedded into all future infrastructure projects across NHS Wales.

The Plan also looks at longer health term issues including poverty and the benefit and importance of green spaces for therapeutic benefits.

NHS Wales' Decarbonisation Strategic Plan can be read [here](#).



Christopher Lewis

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Customer Service Excellence (CSE) Award: Successful Annual Review

Since 2014 we have held the UK Governments Customer Service Excellence (CSE) award and each year since have been subject to an annual review where an external assessor talks to our customers and staff in order to build a picture of our performance in relation to customer service. This year, as in previous years, we had no partial compliances against the award criteria which is testament to the quality approaches taken by our staff during the pandemic when providing services to you.

The assessor felt that we had 'definitely gone the extra mile' in helping you deal with your estates related challenges helping you to ensure, for example, that sufficient oxygen was in place to meet the requirements of COVID 19 patients during these trying times and also that leases and other agreements were put in place in relation to the development of field hospitals and

vaccination centres across Wales. We were also praised for establishing a Planning and Response group tasked with adapting our services to meet your demands as staff increasingly worked from home.

The outcome of the CSE review was validated by the result of our annual Customer Satisfaction survey where 94.6% of respondents strongly agreed or agreed with a number of statements relating to our customer service approach.

Please contact Martin Cooper, Business Manager, if you are interested in finding out more about our customer service and quality related approaches.



Martin Cooper

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NWSSP Staff Awards – SES Award Winners

Specialist Estates Services collected several accolades at the recent fifth annual NHS Wales Shared Services Partnership (NWSSP) staff awards, this year held virtually.



Speakers at the Awards included Dr Andrew Goodall, Chief Executive of NHS Wales, Margaret Foster, Chair of the NWSSP Committee and Neil Frow, Managing Director of NWSSP.

The sterling work of SES staff in supporting our Health Board, NHS Trust and Welsh Government customers during the COVID-19 pandemic was rightly recognised by our peers.

It was particularly pleasing for our Mechanical Engineering Team to collect a highly commended award in the 'Working Together' category.

The team worked tirelessly in providing professional and technical engineering support to Health Boards in the design validation and verification stages of the Field Hospital facilities. Nineteen new field hospitals were eventually created in less than 8 weeks, providing an additional 6,000 beds throughout NHS Wales.

In addition, Aneurin Bevan University Health Board accelerated the construction of the new Grange University Hospital near Cwmbran to provide an additional surge capacity of 650 beds with the SES engineering team again working closely with the contractor, support consultants and Health Board colleagues to ensure that the hospitals engineering systems would be safe for patient occupation.

Our Estates Development team were also highly commended in the 'Team of the Year' category for their work in supporting Health Boards, NHS Trusts and Welsh Government when COVID-19 emerged, specifically in relation to advising on field hospital fire safety issues, the procurement and installation of diagnostic imaging equipment and clinical waste provision.

During lock-down, when travel restrictions were in place, the engineering and fire team continued to visit Hospital sites to validate, verify and advise in line with increasing customer requirements.

For example, the impact of our activity was crucial at the new Grange University Hospital, linking with support engineering colleagues to enable the accelerated commissioning programme to be achieved.

More awards were received for non-Covid specific activity.

These included Aran Chaplin, one of our Network 75 students, who won the award for Environmental Contribution to Sustainability a category in which our Property team were also highly commended in.



Aran Chaplin

Aran was instrumental in exploring the opportunities for the installation of Electric Vehicle Charging Point (EVCPs) at NWSSP sites.

The work recognises the UK and Welsh Government's policy drive to increase the growth of electric car use and the need to support staff with electric vehicles. The lack of Charging Points in Wales is acknowledged as a barrier to achieving greater numbers of electrically powered vehicles on the road. Running the project Aran provided support to the engineering team in helping to develop and progress the initiative including carrying out an assessment of the number

of NWSSP sites in Wales which could be considered for EVCPs, site surveys as well as researching charging technology to determine which would best suit our sites.

Through Aran’s research the most appropriate type of EVCP was identified. He then liaised with NWSSP corporate and procurement services to coordinate EVCP contractors to survey the prospective sites and provide quotes for decision-making purposes.

The scheme is intended as a pilot project to assist Health Boards, many of whom are investigating EVCPs for staff and public car parks at major hospitals.

If you need advice on EVCPs then please do not hesitate to contact:



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Also, if you have any good news stories on how we have supported you during this pandemic then we would really like to hear from you. Similarly, if we could have supported you in a more effective or efficient way then again please let us know.



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Staff Changes

Two of our longer serving members of staff left SES in the final quarter of the last financial year.

Iain Worby, Head of Building for Wales, left in January and more recently had been on secondment to Cwm Taf Morgannwg University Health Board in order to deliver a business case for a development at Prince Charles Hospital and Nigel Davies our Deputy Director who retired in March after close to 40 years service.

Both Iain and Nigel provided quality professional services to our customers under the many SES predecessor organisations such as the EstateCare Group, part of the Welsh Health Common Services Authority (WHCSA), Welsh Health Estates that was formed from the ashes of WHCSA when it was dissolved in 1996 and Facilities Services just prior to the change of name to Specialist Estates Services. Their knowledge, experience and professionalism will be sorely missed by our Welsh Government and NHS Wales customers and our own staff. We wish them well for the future.

On the new starters front Owain Davies joined us in January from Swansea Bay University Health Board to take up a vacancy in our steriliser testing team. Also joining in January was Thomas Kuehn. His most recent role was as Architect Director for Atkins based in Cardiff. Thomas will initially support the

development of business cases for the laundry services project ongoing within NHS Wales Shared Services Partnership. Joining a new organisation during the pandemic is not without its challenges but both have been made very welcome via various Teams calls.

Congratulations also to Nigel Bolan, Electrical Engineer, who has recently achieved his charterhip being registered with Institution of Engineering and Technology.



Iain Worby



Nigel Davies



Owain Davies

History Corner: Mid Wales Hospital



Through its various guises, SES has had a long association with the health estate in Wales. It's difficult to predict the future of hospital construction in Wales, but the past can be found in our archives. We hope you find the following article of interest.

Nestled in the Powys countryside near the Black Mountains stands a hospital which treated patients for nearly a century before it finally closed its doors.

The Mid-Wales hospital was designed by architects John Giles, Albert Edward Gough and Trollope of London and follows a compact arrow echelon plan based on a series of ward buildings situated around the outside of a central ring corridor connecting the wards. Each ward was designed and designated for specific conditions based on the severity of the mental illness and the treatment required. Built in 1900, the hospital opened to patients in 1903 under the name Brecon and Radnor Counties Joint Lunatic Asylum.

During this era healthcare professionals believed that people with mental health issues should be treated within the countryside and away from the general public. This rural location was deemed ideal as it was close to the Pwll-Y-Wrach waterfall which provided the hospital with a fresh water supply.

Built over 27 acres the hospital was initially constructed to care for 352 patients. It housed its own waterworks, sewage system, boiler room, 155 acre farm with eight acres of market gardens to supply the hospital with fruit and vegetables. Patients deemed fit enough could work on the farm as well as in the workshops. The hospital also had its own church, tailor, bakery, cobbler, laundry rooms and printing press making the facility completely self-sufficient.

During the First World War the number of patients at the hospital quickly increased due to soldiers returning from the war carrying the trauma they had witnessed and being treated for shellshock.

In 1925 the hospital's capacity was recorded at 455 it was around this time that the facility was re-named the Mid-Wales Counties Mental Hospital. During the Second World War the government decided that the hospital should become a military hospital for injured soldiers with the current patients moved to hospitals further afield. Also, at this time part of the hospital was used as a prisoner of war camp treating captured enemy soldiers.

In 1947 the hospital returned to caring for the mentally ill under the name The Mid Wales Hospital and from 1948 as an NHS facility and in 1955 it had a record 496 patients. By 1994 there were just 140 patients as medical treatment for mental health issues changed dramatically with patients treated within their communities.

The hospital eventually closed in 1999. After the sale of the hospital plans were made to redevelop the site into a business park but due to its location and the recession it didn't take off. The building now attracts urban explorers taking pictures of the abandoned buildings.

We hold an extensive picture library of Welsh hospital estates and we would welcome any photos which could expand our records. To submit photos or if you would like us to feature your hospital in a future edition of this newsletter, please contact:



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Technical publications since April 2021

Welsh Health Building Notes (WHBNs)

Guidance documents for the planning and design of a range of healthcare buildings that provide specialist services in Wales.

Documents in progress:

- WHBN 00-10 – Guidance on anti-ligature curtain rails
- WHBN 06-01 – Designing facilities for diagnostic imaging
- WHBN 10-01 – Surgical procedures
- WHBN 10-02 – Day Surgery
- WHBN 14-02 – Medicines management

Welsh Health Technical Memoranda (WHTMs)

Documents which provide technical guidance on a wide range of specialist systems within the healthcare estate in Wales.

Documents in progress:

- WHTM 03-01 – Specialist ventilation for healthcare premises.

Other documents including COVID-19 related papers

- [COVID-19 waste management standard operating procedure Version 2](#)
- [Operational guide for the safe return of healthcare environments to routine arrangements following the initial Covid-19 response](#)
- [Operational guide for the safe return of General Medical Practice Premises to routine arrangements following the initial Covid-19 response](#)
- [COVID-19 waste management standard operating procedure](#)
- [The COVID-19 Pandemic and actions necessary to mitigate its effect on the performance of Healthcare Cryogenic Liquid Oxygen System](#)



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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 at the staff list on our [website](#).



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