

# Estates Maintenance Update (Risk 1745)

## Risk 1745

**“Risk of not being able to safely deliver services due to aging Estate and Infrastructure across the Health Board”**

- ❖ Additional safeguards introduced
  - ❖ *Monthly Environmental walkabouts*
  - ❖ *Major Infrastructure Programme*
  - ❖ *Service re-design via AHMWW*
  - ❖ *EFAB investment*

Current Risk Score 15 – on Corporate Risk Register  
Target Score 10

Slide 1  
8<sup>th</sup> January 2024

# Summary of Estates Risks



Slide 2  
8<sup>th</sup> January 2024

# Environmental Concerns

## Fabric of the Estate

- ❖ Ward refurbishment programme suspended c.13 years ago.
- ❖ Glangwili Hospital site over 60 years old.
- ❖ Clinical areas in poor condition.
- ❖ Concerns raised on a regular basis on the standards of flooring and decoration etc.

## Limited investment opportunities

- ❖ Currently no plan to address these issues on refurbishment.
- ❖ AHMWW programme delayed.
- ❖ Major Infrastructure Programme only supports engineering systems.
- ❖ HB reviewing any opportunity to invest in our refurbishment programme from Discretionary.

# Appearance of the Estate

## Glangwili Hospital Roof



Slide 4  
8 January 2024



# Appearance of the Estate

## Glangwili Roof Deterioration



Slide 5  
8<sup>th</sup> January 2024

# Appearance of the Estate

## Withybush Hospital Roof Leak Management over RAAC Planks



Slide 6  
8<sup>th</sup> January 2024

# Appearance of the Estate

## Glangwili Front Elevation Core Block



Slide 7  
8<sup>th</sup> January 2024



# Deteriorating Backlog Position

HDUHB - Backlog Maintenance Costs by Risk					
Year	High Risk Backlog Costs (£)	Significant Risk Backlog Costs (£)	Moderate Risk Backlog Costs (£)	Low Risk Backlog Costs (£)	Total Backlog Costs (£)
2018/19	£0	£40,374,735	£11,846,389	£7,456,656	£59,677,780
2019/20	£0	£41,918,330	£12,401,204	£7,908,071	£62,227,605
2020/21	£0	£66,998,230	£8,521,630	£6,072,106	£81,591,966
2021/22	£0	£89,509,339	£9,432,673	£6,802,904	£105,744,916
2022/23	£12,900,000	£104,861,864	£11,030,818	£8,026,361	£136,819,043

## Health Board response to these risks...

### MAJOR INFRASTRUCTURE PROGRAMME (A challenging journey)

- ❖ Initial PBC submitted 2019 – circa £528m (PubSec 250)
- ❖ First re-appraisal (2020) – £246.464m (PubSec 250)
- ❖ Second re-appraisal (July 2021) – £87.275m (PubSec 250)
- ❖ Spring 2022 - £98.12m (PubSec 281)
- ❖ February 2023 - £130m (PubSec 293)
- ❖ Multiple reviews requested by WG to reduce capital expenditure throughout Summer / Autumn 2023
  - ❖ **Summer 2023 reduced to £47m**
  - ❖ **Autumn 2023 reduced to £36m**
  - ❖ **Late Autumn 2023 £29.6m**
- ❖ Winter 2023 – reduced to circa £17m (PubSec 293)
  - ❖ Welsh Government direction that this will be limited to £5m annual ceiling (IIB presentation due 25 Jan 24)
- ❖ Notes
  - ❖ Latest submission supports a 2 to 3-year time horizon for the most urgent risks but excludes the wider coverage and assurances available via the larger investments noted above.



Calon  
Iechyd Lleol  
The Heart of  
Local Health

# What does this reduction in Capital mean....

Targeted Investment in most Acute Risk areas will mean:

## Ventilation Plant (all sites)

- ❖ *Component Replacement*
- ❖ *Not compliant with HTM but acceptable to continue use*
- ❖ *Retention of old components – increasing breakdown risk, no improvement to controls or energy efficiencies*

## Electrical Distribution

- ❖ *Component Replacement to Extend Life c.6 years*
- ❖ *Not compliant with HTM but acceptable to continue use*
- ❖ *Retention of old components – increasing breakdown risk*

## Roofing Issues inc. Withybush Hospital

- ❖ *Targeted repairs to areas which constantly leak*
- ❖ *Extending life to c. 5 years*
- ❖ *No energy efficiency improvements*
- ❖ *Continued risk of further deterioration*

## Other Investment Initiatives

EFAB 1 2021/2022	Value
Fire	600,546.60
Infrastructure	1,512,416.39
Mental Health (POL)	172,630.20
Decarbonisation	2,037,000.00
<b>Total</b>	<b>4,322,593.19</b>
(Fully funded by Welsh Government)	

Slide 11  
8th January 2024



## Other Investment Opportunities

EFAB 2	2023/24	2024/25	
	Value	Value	Totals
Fire	943,200.00	1,219,160.00	
Infrastructure (inc POL)	2,317,133.00	3,196,727.00	
Decarbonisation	828,043.00	0.00	
<b>Total</b>	<b>4,088,376.00</b>	<b>4,415,887.00</b>	<b>8,504,263.00</b>
WG Funding 70%	2,861,863.20	3,091,120.90	5,952,984.10
HB Contribution 30%	1,226,512.80	1,324,766.10	2,551,278.90

Slide 12  
8<sup>th</sup> January 2024



# Health Board Local Investment

Discretionary Capital Programme			
Approved Allocations	Infrastructure	Statutory	Total
2020/21	1,000,000.00	1,000,000.00	2,000,000.00
2021/22	660,000.00	660,000.00	1,320,000.00
2022/23	655,000.00	520,000.00	1,175,000.00
2023/24	1,226,000.00	450,000.00	1,676,000.00
<b>Total</b>	<b>3,541,000.00</b>	<b>2,630,000.00</b>	<b>6,171,000.00</b>

Slide 13  
8<sup>th</sup> January 2024

# Extract from Executive Summary Estates Condition Audit Report November 2023

.....An overall limited assurance has been determined due to the concerns that identified estate risks cannot be managed within existing funding. This assurance opinion is in line with that determined across NHS Wales, given the common challenges faced by each organisation.

NHS Shared Services Partnership Audit & Assurance Services

Slide 14  
8<sup>th</sup> January 2024



Calon  
Iechyd Lleol  
The Heart of  
Local Health

# Any Questions?

Slide 15  
8<sup>th</sup> January 2024