

SAFE, SUSTAINABLE, ACCESSIBLE AND KIND

**Hywel Dda University Health Board's
A Healthier Mid and West Wales
Programme Business Case
Appendix 8D: Schedule of Accommodation**



Version 2-2

January 2022

Hywel Dda University Health Board (H DUHB)	
	20016

**Support to PwC - Programme Business Case & Estates
Strategy**

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Functional Zone: LIKELY EFFICIENCY SCENARIO	Version 2-2 New Site	Version 2-2 GGH Network Site	Version 2-2 WGH Network Site	Version 2-2 PPH Network Site	Version 2-2 BGH Network Site	V2-2	Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2											
											Functional Units					GGH	WGH	PPH	BGH			
											GGH	WGH	PPH	BGH		GGH	WGH	PPH	BGH			
1 MAIN ENTRANCE FACILITIES												1,083.19	0.00	0.00	0.00	0.00	1,497.67	0.5	0	0	0.125	0.125
1.1	Main Entrance Concourse	6.1.1	463.68	Concourse, Front-of-House support, Visitor Welfare	278.33	Concourse, Front-of-House support, Visitor Welfare managed by 'hotel service' staff	278.33	Concourse, Front-of-House support, Visitor Welfare managed by 'hotel service' staff	278.33	Concourse, Front-of-House support, Visitor Welfare managed by 'hotel service' staff	278.33	Concourse, Front-of-House support, Visitor Welfare managed by 'hotel service' staff	278.33	Assumes single principle point of public ingress/egress; additional space is required if level of permeability increases (see also Ambulatory allowances)	No change in brief from Version 1 to Version 2 Retention of existing BGH may be considered	HBN 51	Archived					
1.2	Transport & Discharge	6.1.2	115.35	Managed by Clinical and PTS staff	0.00	Part of Main Entrance Concourse	0.00	Part of Main Entrance Concourse	0.00	Part of Main Entrance Concourse	115.35	Managed by Clinical and PTS staff	0.00	Optional allowance: may be omitted or subsumed with above	No change in brief from Version 1 to Version 2 for New Site Retention of existing BGH may be considered	HBN 51	Archived					
1.3	Retail (Non Food)	6.1.3	127.05	Gift shop, demountable 'pop-ups', non-food retail	0.00	Part of Main Entrance Concourse	0.00	Part of Main Entrance Concourse	0.00	Part of Main Entrance Concourse	0.00	Part of Main Entrance Concourse	0.00	Assumed revenue opportunity	No change in brief from Version 1 to Version 2 for New Site Retention of existing BGH may be considered	HBN 51	Archived					
1.4	Cafeteria / Food Court	6.1.4	287.44	60x covers via 2x outlets	0.00	Part of Staff Dining	0.00	Part of Staff Dining	0.00	Part of Staff Dining	0.00	Part of Staff Dining	0.00	Assumed revenue opportunity	No change in brief from Version 1 to Version 2 for New Site Retention of existing BGH may be considered	No specific reference						
1.5	Faith Centre	6.1.5	89.67	1x 30p Faith Room	44.84	Quiet Room / Contemplation Suite	44.84	Quiet Room / Contemplation Suite	89.67	1x 30p Faith Room	89.67	1x 30p Faith Room	89.67	Common provision across all sites	No change in brief from Version 1 to Version 2 for New Site V2.1 adjustment to space allowance to reflect model and size	HBN 51	Archived					
1.6	Nursery	6.1.6	0.00		0.00		0.00		0.00		0.00		See Third Party Operator category below	No change in brief from Version 1 to Version 2 Retention of existing BGH may be considered	No specific reference							
2 EMERGENCY PORTAL												4,012.79	0.00	0.00	0.00	0.00	5,045.94	0.5	0.125	0.125	0.25	0.25
2.1.1	Emergency Centre	6.2.1	2,164.58	Self Referral Entrance, Ambulance Entrance, Decon, RAT, Resus, Triage, Majors, Minors, CDU, GP ooh, Children's Centre, MH Suite, Satellite Imaging	0.00		0.00		0.00		0.00		No satellite imaging included on the basis Emergency Centre will be co-located with main Imaging. See also Major Incident notes under ancillary areas	Aligned to WHBN HB confirmed 9/9/21 New Build no change to 1x RAT, 1x Decon, 6x CDU and 4x Resus, increase Ass/Treat from 16x to 20x, see detail for Adult/Paed split	HBN 15-01	11.06.13 (replaces HBN 22 2005)						
2.1.2	NUMBER NOT USED	6.2.1	0.00		0.00		0.00		0.00				Previous consideration now included under 'Assessment'									
2.1.3	ED (Existing Dept - Refurbished)	6.2.1	0.00		0.00		0.00		0.00		1,000.59	Target: 4x Assessment, 5x Treatment and 3x Resus, Triage, Minors, GP ooh, MH Suite, Satellite Imaging	Assumes new MOC and capacity can be contained within a refurbished area equivalent to the existing NET departmental area with on cost allowances uplifted to current standards	Existing net useable room list sub total taken from CEREDIGION ID TABLE 2019_Developing, rec'd June 2021	HBN 15-01	11.06.13 (replaces HBN 22 2005)						
2.2	Admissions Unit (Assessment)		1,848.21	Allowance based on 2x 24x bed Joint Assessment Unit (40x adult, 6x paediatric)	0.00		0.00		1,074.11	Based on 1x 24x bed Joint Assessment Unit (20x adult, 4x paediatric)	1,074.11	Based on 1x 24x bed Joint Assessment Unit (20x adult, 4x paediatric)	Joint Medical and Surgical assessment including frailty, includes a 12x place monitored seating area. NB: aspiration for dedicated Children's Centre TBC. HDU stabilisation included at BGH and PPH	Assumption - HB confirmed 7/9/21 Stabilisation units added in v2	HBN 04-01 HBN 08-02 HBN 23	01.12.09 25.03.15 01.01.04						
2.3	MIU / Urgent Care Centre	0	0.00	Triage, Minors, GP ooh, MH Suite, Satellite Imaging. Provision for 'streaming' TBC plus final review of capacity required	618.65	Triage, Minors, GP ooh, MH Suite, Satellite Imaging	553.71	Triage, Minors, GP ooh, MH Suite, Satellite Imaging	724.78	Triage, Minors, GP ooh, MH Suite, Satellite Imaging	0.00		MIU/UC capacities are no longer standardised in v2 (PPH=5+5, GGH=3+4, WGH=2+3)	Aligned to WHBN HB confirmed 9/9/21 MIU/UC has NOT been added to New Build, which Focus Group had requested; this is subject to further review at the next stage								
3 AMBULATORY CENTRE												0.25	0.25	0.5	0.5	0.25						
3.1	Generic Outpatients	6.3.1	455.23	2x clusters (1x module = 5+1+1) C/E Clinic Suite	632.68	3x clusters (1x module = 5+1+1) C/E Clinic Suite inc 2x multi modality	910.46	4x clusters (1x module = 5+1+1) C/E Clinic Suite inc 2x multi modality	910.46	4x clusters (1x module = 5+1+1) C/E Clinic Suite inc 2x multi modality	455.23	2x clusters (1x module = 5+1+1) C/E Clinic Suite inc 2x multi modality	Generic and self-contained clusters	Activity aligned with Activity Model v11 and high level modelling - HB confirmed 9/9/21	HBN 12 HBN 12-01 Supp A HBN 23	2004 Sept 2007 01.01.04						
3.2	Generic Outpatients	6.3.1																				
3.3	SARC		0.00	Off-site solution	0.00	Off site provision	0.00	Off site provision	0.00	Off site provision	0.00	Off site provision	Provision is required at Aberystwyth but not on the hospital site									
3.4	Breast Unit				0.00		0.00		595.00	PPH: 3x mammography, 2x ultrasound, 6x consult / exam, 1x prosthetic	0.00		See also mobile screening vehicle docking station provision plus other service provider facilities & locations	ER meeting 7/9/21 Target area is based on the existing facility footprint and the service being retained at PPH							0.125	
3.5	Pre Operative Assessment	6.3.2	Part OPD, part Day Case		Part of OPD	Part of OPD	Part of OPD	Part of OPD	Part of OPD	Part of OPD	Part of OPD, part Day Case											0
3.6	Renal Dialysis Unit	6.3.3																				
3.7	Chemotherapy	6.3.4																				
3.8	Streamed Chair-based Treatment Suite		720.00	2x 8-place clusters for chair based treatment	720	2x 8-place clusters for chair based treatment	720	2x 8-place clusters for chair based treatment	720	2x 8-place clusters for chair based treatment	720	2x 8-place clusters for chair based treatment	1x 8-place streamed for Chemo, 1x 8-place streamed for Renal	HB instruction 9/9/21 - model at OBC No area change to Network Sites from v1 to v2, facilities added to the New Site								0.125
3.9	Medical Illustration	6.3.5	90.00	Allowance based on evidenced metric	0.00	0.00	0.00	0.00	0.00	0.00	0.00		May need to support security ID photo / badge / access control swipe / proximity card issue	No change in brief from Version 1 to Version 2	No specific reference							0
3.10	Clinical Trials Suite (Research)		68.00	2x room trials suite with associated support	0.00	0.00	0.00	68.00	2x room trials suite with associated support	68.00	2x room trials suite with associated support	68.00	Available to support a range of research grants and applications	Reduced from 5x sites to 3x sites in v2								0
3.11.1	Women's Centre: Supplemental Provisions		300.00	Provisional allowance	0.00	0.00	0.00	0.00	0.00	0.00	0.00		To include both front and back of house support accommodation	Currently there is no Women's Centre brief: NB this may be combined with Children's Centre allowance								0
3.11.2	Children's Centre: Supplemental Provisions		300.00	Provisional allowance	0.00	0.00	0.00	0.00	300.00	Provisional allowance			To include both front and back of house support accommodation	Currently there is no Children's Centre brief or confirmed preferred location: NB this may be combined with Women's Centre allowance on the new site								0
3.12	Cardiology	6.3.6	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00											
3.13	Neurophysiology / Respiratory functions	6.3.7	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00											
3.14	Multi-modality Diagnostic and Treatment Suite		766.45	10x modalities, 1x Neuro-Gym	0.00	2x rooms included as part of generic OP	0.00	2x rooms included as part of generic OP	0.00	2x rooms included as part of generic OP	0.00	2x rooms included as part of generic OP	Shared use of generic OP	HB confirmed 9/9/21 - no dedicated provision, use of generic OP								0.33
3.15	Specialist Outpatients		0.00		0.00	1x Nero-Gym, 4x hybrid treatment rooms	0.00	1x Nero-Gym, 4x hybrid treatment rooms	0.00	1x Nero-Gym, 4x hybrid treatment rooms	0.00	1x Nero-Gym, 4x hybrid treatment rooms	Included within ambulatory rehabilitation provision	HB confirmed 9/9/21 Description reflects PW direction received 15.12.20								0.33
3.16	Ante Natal & Foetal Medicine	6.3.8	450.00	Allowance based on evidenced metric - 4x consulting/examination / assessment rooms	390.00	Allowance based on evidenced metric - 2x consulting / examination rooms	390.00	Allowance based on evidenced metric - 2x consulting / examination rooms	390.00	Allowance based on evidenced metric - 2x consulting / examination rooms	390.00	Allowance based on evidenced metric - 2x consulting / examination rooms		HB confirmed 9/9/21 No change in brief from Version 1 to Version 2								0
3.17	Imaging - Radiology (excluding interventional)	6.3.9	1,060.80	3x Plain Film, 1x Fluoroscopy, 1x Mammography, 4x Ultrasound, 3x CT, 2x MRI (plus docking station for 1x mobile DEXA unit)	329.37	2x Plain Film, 2x Ultrasound	329.37	2x Plain Film, 2x Ultrasound	577.41	2x Plain Film, 2x Ultrasound, 1x Mammography, 1x CT, 1x MRI	577.41	2x Plain Film, 2x Ultrasound, 1x Mammography, 1x CT, 1x MRI	For Interventional Radiology (IR), see Intervention Suites below	HB instruction 31/8/21 See also reference to Mobile DEXA Unit								0.5
3.18	Nuclear Medicine	6.3.10	290.00	Allowance based on evidenced metric - 1x gamma camera	0.00	0.00	0.00	0.00	0.00	0.00	0.00		No change in brief from Version 1 to Version 2									0
3.19	Rehabilitation	6.3.11	0.00		292.32	6x room Suite: 4x Procedures Rooms (inc 1x Paeds) 1x Gym 1x Treatment	292.32	6x room Suite: 4x Procedures Rooms (inc 1x Paeds) 1x Gym 1x Treatment	292.32	6x room Suite: 4x Procedures Rooms (inc 1x Paeds) 1x Gym 1x Treatment	292.32	6x room Suite: 4x Procedures Rooms (inc 1x Paeds) 1x Gym 1x Treatment	Read with Multi-modality facility above	HB confirmed 7/9/21 Separate provision for IP No change in brief from Version 1 to Version 2								0.33
3.21	Radiation Oncology	6.3.12	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		All activity undertaken at tertiary centre	No change in brief from Version 1 to Version 2								
4,500.47												4,500.47	0.00	0.00	0.00	0.00	11,362.66	0.5	0.125	0.125	0.125	0.125

Functional Zone: LIKELY EFFICIENCY SCENARIO	Version 2-2 New Site	Version 2-2 GGH Network Site	Version 2-2 WGH Network Site	Version 2-2 PPH Network Site	Version 2-2 BGH Network Site	V2-2	Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2										
											GGH	WGH	PPH	GGH	WGH	PPH	GGH	WGH	PPH	GGH	
4	INPATIENT BEDS	6.4																			
4.1	Acute Beds (Generic)	6.4.1	17,272.71	18x IP Wards: 1x Day Case wards (2x Assessment included above as part of JAU)	2,684.27	GGH: 3x Wards	1,789.52	WGH: 2x Wards	5,368.55	PPH: 6x Wards	4,473.79	BGH: 5x Wards	100% singles at New Site, 50% singles elsewhere	v2 aligned with Activity Model v11 v2.1 updated to reflect 66% single room on network sites	HBN 04-01 HBN 08-02 HBN 23	01.12.09 25.03.15 01.01.04	6	1	1	2	2
	No. of Wards		17,272.71																		
4.2	Critical Care Beds	6.4.2	1,334.97	24x bed unit for sizing (22x beds configured 2x 8-bed cluster plus 1x 6-bed isolation cluster)	0.00		0.00		650.00	Notional supplemental allowance added to standard ward template based on 5x HDU beds at PPH	650.00	Notional supplemental allowance added to standard ward template based on 4x HDU beds at BGH	HDU allowances increased at BGH and PPH	HB instruction 31/8/21 No change to space allowance between v1 and v2, however, whilst bed nos decrease from 24 to 22 on the new site it is envisaged that the nursing modules will be based on 2x 8-bed cluster plus 1x 6-bed isolation cluster	HBN 04-02	20.03.13	0	0	0	0.25	0.25
4.3	Neonatal Unit (including Transitional Care)	6.4.3	867.51	1x Level 3 (stabilisation), 4x Level 2, 2x Level 1 (isolation), 6x Level 1 (special care), 2x Transitional Care	0.00		0.00		0.00		250.00	Notional allowance for stabilisation and transfer unit (Level 1 special care)	Transitional Care cots now counted as part of activity in v2	Aligned to W&C Business Case	HBN 09-03	20.03.13	0.25	0	0	0	0
4.4	IP Therapy		292.32	4x Procedures Rooms (inc Paeds) 1x Gym 1x Treatment	192.93	Procedures Rooms, 1x Gym 1x Treatment	192.93	Procedures Rooms, 1x Gym 1x Treatment	219.24	Procedures Rooms, 1x Gym 1x Treatment	219.24	Procedures Rooms, 1x Gym 1x Treatment	Design will need to consider distances and adjacencies	Pro rata alignment with bed numbers	HBN 08	Archived	0	0	0	0	0
			2,494.80																		
5	INTERVENTION SUITES	6.5																			
5.1	Operating Theatres & Intervention Suites	6.5.1	4,329.94	13x General Theatres, 1x Hybrid Theatre (IR), 1x Intervention Suite (Cath Lab), 36x PACU - all arranged in 2x theatre clusters	0.00		0.00		0.00		840.00	Notional allowance for a twin theatre suite	Includes IR suite at New Site	HB instruction 31/8/21	HBN 26 HBN 01-01 HBN 09-02	02.01.04 20.03.13 20.03.13	1				0.25
5.2	Daycase Theatres and Endoscopy	6.5.2	2,444.97	8x Day Case Theatres, 3x Endoscopy suites (Trolley target = 26 configured 24x bays and 8x recliners)	0.00		0.00		1,008.13	2x Day Case Theatres, 1x Endoscopy suite (Trolley target = 9 configured 8x bays and 4x recliners)	1,148.81	3x Day Case Theatres, 1x Endoscopy suite (Trolley target = 12 configured 8x bays and 4x recliners)		HB instruction 31/8/21 Trolleys aligned with Activity Model v11	HBN 10-02	01.05.07	0.125			0.125	0.125
5.3	Daycase Procedures Suite	6.5.2			421.39	1x Procedures suite (Trolley target = 10 configured 7x bays and 3x recliners)	421.39	1x Procedures suite (Trolley target = 10 configured 7x bays and 3x recliners)	0.00		0.00			HB instruction 31/8/21 Trolleys aligned with Activity Model v11	HBN 10-02	01.05.07		0.125	0.125		
5.4	Delivery Suite	6.5.3	1,167.76	2x Obstetric Theatres, 7x Delivery (comprising 2x higher risk, 1x isolation, 1x multi birth, 1x pool delivery, 2x lower risk), 1x bereavement, plus a 6x bed higher dependency / post op escalation	0.00		0.00		0.00		750.00	Notional allowance based on +1 obstetric theatre suite		Aligned to W&C Business Case Arithmetical error correction (new site)	HBN 09-02	20.03.13	0.25				0.25
5.5	Midwife Led Unit		0	No requirement	461.37	2x Delivery, 1x Delivery with pool, 2x single bed, 1x 4-bed multi	461.37	2x Delivery, 1x Delivery with pool, 2x single bed, 1x 4-bed multi	230.69	1x Delivery (pro rata allowance)	0.00	No requirement @ BGH		Aligned to W&C Business Case				0.125	0.125	0.125	0
5.6	In Vitro Fertilisation Unit	6.5.4													No specific reference						
			7,942.67																		
6	MENTAL HEALTH (Part - Stand Alone)	6.6																			
6.1	Mental Health Unit	6.6.4	0.00	See stand alone facility	0.00		0.00		0.00		913.87	11x Bed unit (existing Eriil Ward GDA = 1,063)	HB to confirm requirement for repurposed sites 100% single bedrooms	See stand alone facility notes	HBN 03-01 HBN 03-02	20.03.13 30.06.17	0	0	0	0	0.5
6.2	Mental Health Hospitality Unit		0.00	See stand alone facility	436.12	2x OP assessment, 1x Group room, 4x IP single bedrooms, Assessment / Day facilities	436.12	2x OP assessment, 1x Group room, 4x IP single bedrooms, Assessment / Day facilities	436.12	2x OP assessment, 1x Group room, 4x IP single bedrooms, Assessment / Day facilities	436.12	2x OP assessment, 1x Group room, 4x IP single bedrooms, Assessment / Day facilities	HB to confirm requirement for repurposed sites: Provisions not specifically referenced at MH Focus Group events 100% single bedrooms	No change from v1 to v2			0	0.125	0.125	0.125	0.125
			0.00																		
7	CLINICAL SUPPORT	6.6																			
7.1	On Call Suites (including Junior Doctors Accommodation)	6.6.1	178.50	ONS x4 plus mess facilities	0.00		0.00		0.00		0.00		No change in brief from Version 1 to Version 2 other than to correct arithmetical error V2 Provision within staff welfare hub included	No specific reference			0				
7.2	Pharmacy	6.6.2	945.00	Includes Aseptic, Radiopharmacy and TPN functions	254.52	Local stock holding, ward box management and dispensing	254.52	Local stock holding, ward box management and dispensing	509.04	Local stock holding, ward box management and dispensing	509.04	Local stock holding, ward box management and dispensing		Pro rata reduction in line with revised bed numbers	HBN 14-01	20.03.13	0.25	0	0	0.125	0.125
7.3	Sterile Services - On Site Sterilisation (Whole Hospital)	6.6.3	802.37	Allowance based on evidenced metric for 200 to 500 beds	0.00	Provision inc within RDC	0.00	Provision inc within RDC	643.78	Allowance based on evidenced HSDU metric for 100-200 beds	643.78	Allowance based on evidenced HSDU metric for 100-200 beds	The sustainability of having HSDUs at WGH and GGH is at the lowest threshold, options to service from the new site under review, which could also include PPH	No change from v1 to v2 V2.1 provision for WGH and GGH assumed to be within RDC	HBN 13	02.01.04					
7.4	Pathology	6.6.4	2,400.00	Notional allowance based on full service provision (target area subject to outcome of Regional Network Review)	39.38	Sub-Dept: Analyser Suite	39.38	Sub-Dept: Analyser Suite	330.75	Hot Lab	330.75	Hot Lab NB exty Pathology has had recent upgrade, but not Mortuary	Confirm level of investment required on the network sites	Reduced target for New Site. Reduced specialities across the Network Sites	HBN 15	Archived	0	0	0	0	0
7.5	Mortuary	6.6.5	324.84	Allowance based on 2x PM tables, 32x body store (subject to bariatric and freezers) Assumes shared support with Pathology	228.00	GGH - Target if re-located is 228 (24x body store). Existing area is 714 if retained (44x body store)	228.00	WGH - target 24x body store equates to existing 25x; assess if condition B is achievable and location suits retention	228.00	PPH - target 24x body store equates to existing 24x; assess if condition B is achievable and location suits retention	228.00	BGH - target 24x; requires new facilities	Assumes shared support with Pathology across all sites	New Site - additional safeguarding added Allowance for each Network Site based on 24x body store (subject to bariatric & freezers), noting options for GGH	HBN 20	2005. Only available on National Building Specification (NBS)	0	0	0	0	0
7.6	Medical Records	6.6.6	0.00	Sorting Office part of RDC. Nominal hard copy holding on site, see IM&T	0.00	Sorting Office part of RDC. Limited hard copy on site - see IM&T	0.00	Sorting Office part of RDC. Limited hard copy on site - see IM&T	0.00	Sorting Office part of RDC. Limited hard copy on site - see IM&T	0.00	Sorting Office part of RDC. Limited hard copy on site - see IM&T	See also IM&T provision Operational policy for Medical Records; to be confirmed	No change from v1 to v2	HBN 47	Archived					
7.7	Clinical Engineering	6.6.7	225.80	See also specific departmental allowances	35.00	Satellite CE Technician / base of operations. See also specific dept provision	35.00	Satellite CE Technician / base of operations. See also specific dept provision	35.00	Satellite CE Technician / base of operations. See also specific dept provision	35.00	Satellite CE Technician / base of operations. See also specific dept provision		CE satellite provision made for peripartetic team members attending network sites	No specific reference		0				
7.8	Equipment Resource Centre	6.6.8	448.56	See also Clinical Engineering and RDC	0.00	See RDC	0.00	See RDC	0.00	See RDC	0.00	See RDC		No change from v1 to v2 V2.1 provision for network sites assumed to be within RDC	No specific reference		0				
7.9	Information Management & Technology (IM&T)	6.6.9	361.62	Includes Training, short term hard copy holding, EPR and Data processing	180.81	Includes Training, short term hard copy holding, EPR and Data processing	180.81	Includes Training, short term hard copy holding, EPR and Data processing	361.62	Includes Training, short term hard copy holding, EPR and Data processing	361.62	Includes Training, short term hard copy holding, EPR and Data processing		Short term holding of hard copy added in v2. Pro rata reduction in line with reduced bed numbers	No specific reference		0	0	0	0	0
			5,686.69																		

Functional Zone: LIKELY EFFICIENCY SCENARIO	Version 2-2 New Site	Version 2-2 GGH Network Site	Version 2-2 WGH Network Site	Version 2-2 PPH Network Site	Version 2-2 BGH Network Site	V2-2	Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2									
											GGH	WGH	PPH	BGH						
											GGH	WGH	PPH	BGH						
8 ADMINISTRATION AND EDUCATION & TRAINING (Part - Embedded)																				
8.1 Administration	6.1.7	0.00	See stand alone facility	0.00	See stand alone facility	0.00	See stand alone facility	0.00	See stand alone facility	0.00	See stand alone facility	Requires further validation	Arithmetical error corrected for new site. Leaner metric adopted for standard module. Numbers reduced across the network sites	HBN 18	Archived	0	0	0	0	0
8.2 Education & Training Satellite Hub(s)	6.1.8	765.70	3x Satellite Hubs, associated with IP, OP and W&C	255.23	1x Satellite Hubs per network site	255.23	1x Satellite Hubs per network site	255.23	1x Satellite Hubs per network site	510.47	1x Satellite Hub per network site plus dedicated PGMC	Hubs agreed 22:09:21 (PW/ER)	PGMC added to BGH	HBN 18	Archived	0	0	0	0	0
8.3 Education & Training: Central Faculty / PGMEC		0.00	See stand alone facility	0.00		0.00		0.00		0.00		Moved to stand alone facility			0					
8.4 Research		0.00	See Ambulatory provision	0.00	See Ambulatory provision	0.00	See Ambulatory provision	0.00	See Ambulatory provision	0.00	See Ambulatory provision	See Third Party Operator category below. Proposed links with EBME need to be understood	No change from v1 to v2							
Reserve Space		0.00	See Planning Contingency	0.00	See Planning Contingency	0.00	See Planning Contingency	0.00	See Planning Contingency	0.00	See Planning Contingency	A requirement to reserve a proportion of unallocated space on each site. For Network sites this is converting retained estate into low tech accommodation such as admin	Quantum to be agreed for each site							
			765.70							1,276.17										
9 STAFF & VISITOR WELFARE																				
9.1 Welfare Hub	6.7.1	2,952.10	Final numbers subject to layout and adjacencies	780.41	Final numbers subject to layout and adjacencies	850.46	Final numbers subject to layout and adjacencies	1,340.85	Final numbers subject to layout and adjacencies	1,480.96	Final numbers subject to layout and adjacencies	New metrics apply created by v2 Staff Welfare Hub includes Staff On Call provision in v2		HBN 00-03 Fig 106 for on call room						
9.2 Staff Dining	6.7.2	650.27	180 covers	315.00	80 covers. Includes cafeteria	315.00	80 covers. Includes cafeteria	475.65	120 covers. Includes cafeteria	475.65	120 covers. Includes cafeteria	Shared staff and public facilities across network sites V2.1 reduced quantum in line with reduced bed numbers		No specific reference		0	0	0	0	0
			3,602.37							6,033.98										
10 FACILITIES MANAGEMENT																				
10.1 FM Hub (Satellite Support)	6.8.1	1,811.36	Final numbers subject to layout and adjacencies	478.85	Final numbers subject to layout and adjacencies	521.83	Final numbers subject to layout and adjacencies	822.72	Final numbers subject to layout and adjacencies	908.69	Final numbers subject to layout and adjacencies	New metrics apply created by v2		No specific reference						
10.2 Kitchen Catering	6.8.2	800.00	Interpolated notional allowance based on 300 to 400 beds	450.00	Notional allowance up to 100 beds	450.00	Notional allowance up to 100 beds	600.00	Notional allowance based on 100 to 200 beds	600.00	Notional allowance based on 100 to 200 beds	No change from v1 to v2 V2.1 amended to reflect site bed numbers		No specific reference		0	0	0	0	0
10.3 Linen & Laundry	6.8.3	0.00	Assume 3rd party operator off site	0.00	Assume 3rd party operator off site	0.00	Assume 3rd party operator off site	0.00	Assume 3rd party operator off site	0.00	Assume 3rd party operator off site	See proposed All Wales Laundry solution	No change from v1 to v2 V2.1 amended to reflect site bed numbers		No specific reference					
10.4 Waste	6.8.4	293.42	8x waste streams plus cleansing and admin facilities	97.81	8x waste streams, plus cleansing & admin	97.81	8x waste streams, plus cleansing & admin	146.71	8x waste streams, plus cleansing & admin	146.71	8x waste streams, plus cleansing & admin	Pro rata reduction across Network Sites		No specific reference		0	0	0	0	0
10.5 FM Workshops	6.8.5	133.02	Based on 3x Workshops. Electrical incl as part of EBME	54.89	Based on single workshop	54.89	Based on single workshop	109.78	Based on 3x Workshops. Electrical incl as part of EBME	109.78	Based on 3x Workshops. Electrical incl as part of EBME	Pro rata adjustment made to the Network Sites		No specific reference		0	0	0	0	0
10.6 Stores (Receipt & Distribution) In house - Catering, Linen & Sterile Services	6.8.6	0.00		0.00		0.00		0.00		0.00		No change from v1 to v2		No specific reference		0	0	0	0	0
10.7 Stores (Receipt & Distribution) Outsourced - Catering, Linen & Sterile Services	6.8.7	581.09	Includes mail sorting, holding for Pharmacy, CSSD, Equipment, Catering, etc., plus admin and FM support (no AGVs)	193.70	Includes mail sorting, holding for Pharmacy, CSSD, Equip, Catering, FM admin & support	193.70	Includes mail sorting, holding for Pharmacy, CSSD, Equip, Catering, FM admin & support	290.55	Includes mail sorting, holding for Pharmacy, CSSD, Equip, Catering, FM admin & support	290.55	Includes mail sorting, holding for Pharmacy, CSSD, Equip, Catering, FM admin & support	Delivery times adjusted to suit RDC and variations in demand Assumes no AGVs operating on any site	Pro rata reduction across Network Sites	No specific reference		0	0	0	0	0
			3,618.90							6,618.94						0.125	0.125	0.125	0.125	0.125
11 EXTERNAL AND ANCILLARY AREAS																				
11.1 Ancillary Buildings	6.9.1	102.69	EMRTS support plus car parking management	0.00		0.00		0.00	EMRTS (Welsh Flying Medics) transfers to new site	0.00	Assumes existing off site helicopter arrangements continue	Assume EMRTS (Welsh Flying Medics) will transfer to New site Assume BGH helicopter off-site landing remains as existing	No change from v1 to v2	No specific reference		0	0	0	0	0
Mobile Imaging Vehicle - service connection point			x2 Includes DEXA Unit		x1 req'd		x1 req'd		x1 req'd		x1 req'd	Provision added 1 Network Sites See also Imaging above		HBN 6	01.01.01	0	0	0	0	0
See checklist items listed below																0	0	0	0	0
			102.69							0.00										
12 RESIDENCES																				
12.1 Safeguarding Short Stay		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Requires briefing and validation plus confirmed capacity	Move to stand alone facilities in v2			0	0	0	0	0
12.2 Placement		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Requires briefing and validation plus confirmed capacity	Move to stand alone facilities in v2			0			0	
			0.00							0.00									0	
Sum of Gross Departmental Areas		51,082.98	51,082.98	10,865.85	10,296.97	19,782.45	21,673.80	62,619.07					Note: GDA as stated is Net of any engineering allowances							
Client Planning Allowance		10.00%	0.00%	0.00	0.00	0.00	0.00	0.00												
Plant		30.00%	25.00%	12,770.75	1,629.88	15.00%	1,544.55	15.00%	3,461.93	17.50%	3,792.91	17.50%	10,429.27	MEP values validated 04/10/21						
Communication		17.50%	12.00%	6,129.96	1,303.90	12.00%	1,235.64	12.00%	2,373.89	12.00%	2,600.86	12.00%	7,514.29							
Gross Internal Area			69,983.69	13,799.63	13,077.15	25,618.28	28,067.57	80,562.63					10.54 2.785 3.035 4.785 5.285							

Functional Zone: LIKELY EFFICIENCY SCENARIO	Version 2-2 New Site	Functional Units	Version 2-2 GGH Network Site		Version 2-2 WGH Network Site		Version 2-2 PPH Network Site		Version 2-2 BGH Network Site		V2-2	Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2																																		
			GGH	Functional Units	WGH	Functional Units	PPH	Functional Units	BGH	Functional Units						New	GGH	WGH	PPH	BGH																														
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Version 2-2 New Site	Functional Units																																																	
6	MENTAL HEALTH (Part - Stand Alone)	6.6																																																
6.1	Mental Health Unit	6.4.4	5,973.92		IP developed using a 12x bed module. Est'd req't is for 37x adult, 2x CAMHS, 30x older adult, 3x LD, 8x PICU, 18x Low Secure (male), 3x place S136 suite Clinic Suite, Assessment & Day facilities	0.00		0.00		0.00			0.00			HB to confirm requirement for repurposed sites 100% single bedrooms Further breakdown required to highlight zones and patient groups	Main change is the introduction of a stand alone facility on the New Site including introduction of older adult beds in v2 (Focus Group 24.06.21) and an increase from 33 to 37 for adults 11 beds added to BGH (based on maintaining existing functionality)	HBN 03-01 HBN 03-02	20.03.13 30.06.17	1	0	0	0	0																										
6.3	CAMHS				IP req't included above											Non IP provision to be confirmed; not specifically referenced at MH Focus Group events	Assumes any provision is limited to the new site stand alone facility																																	
			5,973.92																																															
9	STAFF & VISITOR WELFARE	6.7																																																
9.1	Welfare Hub	6.7.1	280.22		Final numbers subject to layout and adjacencies	0.00		0.00		0.00			0.00				New metrics apply created by v2 Staff Welfare Hub includes Staff On Call provision in v2	HBN 00-03 Fig 106 for on call room																																
			280.22																																															
10	FACILITIES MANAGEMENT	6.8																																																
10.1	FM Hub (Satellite Support)	6.8.1	171.94		Final numbers subject to layout and adjacencies	0.00		0.00		0.00			0.00					New metrics apply created by v2	No specific reference																															
			171.94																																															
Sum of Gross Departmental Areas			101,563.22	6,426.08																Note: GDA as stated is Net of any engineering allowances																														
Client Planning Allowance			10.00%	0.00%	0.00	Covered by Optimism Bias																																												
Plant			30.00%	15.00%	963.91	Includes Energy Centre																																												
Communication			17.50%	12.00%	771.13																																													
Gross Internal Area				8,161.12																MEP values validated 04/10/21																														

Functional Zone: LIKELY EFFICIENCY SCENARIO	Version 2-2 New Site	Functional Units	Version 2-2 GGH Network Site		Version 2-2 WGH Network Site		Version 2-2 PPH Network Site		Version 2-2 BGH Network Site		V2-2	Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2																																		
			GGH	Functional Units	WGH	Functional Units	PPH	Functional Units	BGH	Functional Units						New	GGH	WGH	PPH	BGH																														
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Version 2-2 New Site	Functional Units																																																	
8	ADMINISTRATION AND EDUCATION & TRAINING (Part - Stand Alone)	6.1																																																
8.1	Administration	6.1.7	3,482.64		400 place (includes Corporate Administration)	435.33	50 place per network site, (inc Primary care)	435.33	50 place per network site, (inc Primary Care)	435.33	50 place per network site	435.33	50 place per network site			Requires further validation	Arithmetical error corrected for new site. Leaner metric adopted for standard module. Numbers reduced across the network sites	HBN 18	Archived	0.25	0.125	0.125	0.125	0.125																										
			3,482.64																																															
9	STAFF & VISITOR WELFARE	6.7																																																
9.1	Welfare Hub	6.7.1	70.05		Final numbers subject to layout and adjacencies	35.03	Final numbers subject to layout and adjacencies (notional 5x per site)	35.03	Final numbers subject to layout and adjacencies (notional 5x per site)	35.03	Final numbers subject to layout and adjacencies (notional 5x per site)	35.03	Final numbers subject to layout and adjacencies (notional 5x per site)			New metrics apply created by v2 Staff Welfare Hub includes Staff On Call provision in v2	HBN 00-03 Fig 106 for on call room																																	
			70.05																																															
10	FACILITIES MANAGEMENT	6.8																																																
10.1	FM Hub (Satellite Support)	6.8.1	42.98		Final numbers subject to layout and adjacencies	21.49	Final numbers subject to layout and adjacencies	21.49	Final numbers subject to layout and adjacencies	21.49	Final numbers subject to layout and adjacencies	21.49	Final numbers subject to layout and adjacencies			New metrics apply created by v2	No specific reference																																	
			42.98																																															
Sum of Gross Departmental Areas			184,387.62	3,595.68	491.85	491.85	491.85	491.85	491.85	491.85	491.85	491.85	1,967.40			Note: GDA as stated is Net of any engineering allowances																																		
Client Planning Allowance			10.00%	0.00%	0.00	Covered by Optimism Bias																																												
Plant			30.00%	11.00%	395.52	Includes Energy Centre																																												
Communication			17.50%	12.00%	431.48																																													
Gross Internal Area				4,422.69	604.97	604.97	604.97	604.97	604.97	604.97	604.97	604.97	2,419.90			MEP values validated 04/10/21																																		

Functional Zone: LIKELY EFFICIENCY SCENARIO	Version 2-2 New Site	Functional Units	Version 2-2 GGH Network Site		Version 2-2 WGH Network Site		Version 2-2 PPH Network Site		Version 2-2 BGH Network Site		V2-2	Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2																																		
			GGH	Functional Units	WGH	Functional Units	PPH	Functional Units	BGH	Functional Units						New	GGH	WGH	PPH	BGH																														
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Version 2-2 New Site	Functional Units																																																	
8	ADMINISTRATION AND EDUCATION & TRAINING (Part - Stand Alone)	6.1																																																
8.3	Education & Training: Central Faculty / PGMEC		3,200.00		Notional allowance to include integrated health library, learning centre, seminar rooms, clinical skills suite, common rooms and resource rooms	0.00		0.00		0.00			0.00		Brief required for stand alone facility See separate provider plans for BGH	Moved to stand alone facility in v2			0																															
			3,200.00																																															
Sum of Gross Departmental Areas			364,032.81	3,200.00																Note: GDA as stated is Net of any engineering allowances																														
Client Planning Allowance			10.00%	0.00%	0.00	Covered by Optimism Bias																																												
Plant			30.00%	11.00%	352.00	Includes Energy Centre																																												
Communication			17.50%	12.00%	384.00																																													
Gross Internal Area				3,936.00																MEP values validated 04/10/21																														

Functional Zone: LIKELY EFFICIENCY SCENARIO	Version 2-2 New Site	Functional Units	Version 2-2 GGH Network Site		Version 2-2 WGH Network Site		Version 2-2 PPH Network Site		Version 2-2 BGH Network Site		V2-2	Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2																																		
			GGH	Functional Units	WGH	Functional Units	PPH	Functional Units	BGH	Functional Units						New	GGH	WGH	PPH	BGH																														
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Version 2-2 New Site	Functional Units																																																	
12	RESIDENCES																																																	
12.1	Safeguarding Short Stay		930.00		Units of 39x (3x double, 33x single, 3x storey)	930.00	Units of 39x (3x double, 33x single, 3x storey)	930.00	Units of 39x (3x double, 33x single, 3x storey)	930.00	Units of 39x (3x double, 33x single, 3x storey)	930.00	Units of 39x (3x double, 33x single, 3x storey)			Requires briefing and validation plus confirmed capacity	Moved to stand alone facility in v2			0	0	0	0	0																										
12.2	Placement		1,860.00		Units of 39x (3x double, 33x single, 3x storey)	0.00		0.00		0.00			930.00			Requires briefing and validation plus confirmed capacity	Moved to stand alone facility in v2			0				0																										
			2,790.00																																															
Sum of Gross Departmental Areas			725,169.16	2,790.00	930.00	930.00	930.00	930.00	930.00	930.00	1,860.00	4,650.00				Note: GDA as stated is Net of any engineering allowances																																		
Client Planning Allowance			10.00%	0.00%	0.00	Covered by Optimism Bias																																												
Plant			30.00%	11.00%	306.90	Includes Energy Centre																																												
Communication			17.50%	12.00%	334.80																																													
Gross Internal Area				3,431.70	1,143.90	1,143.90	1,143.90	1,143.90	1,143.90	1,143.90	2,287.80	5,719.50				MEP values validated 04/10/21																																		

Functional Zone: LIKELY EFFICIENCY SCENARIO	Version 2-2 New Site	Functional Units	Version 2-2 Network Site				V2-2	Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2				
			GGH	WGH	PPH	BGH						New	GGH	WGH	PPH	BGH

5-Site Summary	v2-2	v2-2	v2-2	v2-2	v2-2	v2-2
Sum of Gross Departmental Areas	67,094.74	12,287.70	11,718.82	21,204.30	24,025.65	69,236.47
Gross Internal Area	89,935.19	15,548.50	14,826.03	27,367.15	30,960.34	88,702.03

Likely Efficiency Scenario	
Provisional request - site and design dependent	Requested at Focus Group meeting 24/06/21

Summary	Version 2-2 New Site	Version 2-2 GGH Network Site	Version 2-2 WGH Network Site	Version 2-2 PPH Network Site	Version 2-2 BGH Network Site	V2-2
New Site	89,935.19					
GGH						
WGH						
PPH						
BGH						
						88,702.03
						178,637.22

EXTERNAL AND ANCILLARY AREAS	Version 2-2 New Site	Version 2-2 GGH Network Site	Version 2-2 WGH Network Site	Version 2-2 PPH Network Site	Version 2-2 BGH Network Site	V2-2
Decommissioning (ED)	Yes					
Major Incident Store	Yes					
Protected external link between Acute and MHU facilities	450.00	Notional allowance based on 150m x 3m				
Service Yard	Yes	Yes	Yes	Yes	Yes	
VIE / Med Gases	[MEP]	[MEP]	[MEP]	[MEP]	[MEP]	
HVLV Plant	[MEP]	[MEP]	[MEP]	[MEP]	[MEP]	
Transformers	[MEP]	[MEP]	[MEP]	[MEP]	[MEP]	
Standby Generator	[MEP]	[MEP]	[MEP]	[MEP]	[MEP]	
Fuel Storage	[MEP]	[MEP]	[MEP]	[MEP]	[MEP]	
Tank Storage	[MEP]	[MEP]	[MEP]	[MEP]	[MEP]	
Flammables / Solvent Stores	Yes	Yes	Yes	Yes	Yes	
Other Stores	Yes	TBC	TBC	TBC	TBC	
Grounds Maintenance	Yes	Yes	Yes	Yes	Yes	
Water Treatment	[MEP]	[MEP]	[MEP]	[MEP]	[MEP]	
Waste Compound	Yes	Yes	Yes	Yes	Yes	
Incineration Plant	TBC	TBC	TBC	TBC	TBC	
Sewerage Treatment	[MEP]	[MEP]	[MEP]	[MEP]	[MEP]	
Biogasifier	Yes	TBC	TBC	TBC	TBC	
Security Gatehouse (inc CCTV)						
Car Park Management	Yes	Yes	Yes	Yes	Yes	
Mobile medical vehicle	2x Docking	1x Docking	1x Docking	1x Docking	1x Docking	
Ancillary house keeping	Yes					

TRANSPORT & PARKING	Version 2-2 New Site	Version 2-2 GGH Network Site	Version 2-2 WGH Network Site	Version 2-2 PPH Network Site	Version 2-2 BGH Network Site	V2-2
Visitors	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	
Accessible	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	
Drop-off	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	
Staff	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	
Motorbikes & Scooters	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	
Mobility vehicles	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	
Dedicated / On Call	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	
Car Share	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	
Taxi, PTS	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	
Public Transport Hub	Yes	TBC	TBC	TBC	TBC	
Helicopter	Yes	No	No	No	No	

Issues and Assumptions	Change Control: Version 2.1	HBN Reference	HBN Status/Date	Hub Nos Version 2-1				
	Oct-21			New	GGH	WGH	PPH	BGH
Assume 3rd party operator with HB revenue. Additional GDA allowance req'd if stand alone	No change in brief from Version 1 to Version 2	No specific reference		0	0	0	0	0
Assume 3rd party operator (University or commercial interest)	No change in brief from Version 1 to Version 2			0				
Assumes the All Wales proposal is fully operational	No change in brief from Version 1 to Version 2			0	0	0	0	0
EMRTS transfers from PPH to New Hospital				0	0	0	0	0

Functional Zone	Version 2-2 New Site	Functional Units	Version 2-2 Network Site				V2-2
			GGH	WGH	PPH	BGH	
13 THIRD PARTY OPERATORS, PARTNERSHIP ENTERPRISES and OTHERS							
Nursery	6.16	276.02	276.02	276.02	276.02	276.02	276.02
Research, Centralised Facility		2,100.00	0.00	0.00	0.00	0.00	0.00
All Wales Laundry - Main Site		0.00	0.00	0.00	0.00	0.00	0.00
		2,376.02					1,104.10
Sum of Gross Departmental Areas	2,376.02	2,376.02	276.02	276.02	276.02	276.02	1,104.10
Client Planning Allowance 10.00%	0.00%	0.00	0.00	0.00	0.00	0.00	0.00
Plant 30.00%	11.00%	594.01	30.36	30.36	30.36	30.36	121.45
Communication 17.50%	12.00%	285.12	33.12	33.12	33.12	33.12	132.49
Gross Internal Area		3,255.15	339.51	339.51	339.51	339.51	1,358.04

Issues and Assumptions	Change Control: Version 2.1	HBN Reference	HBN Status/Date	Hub Nos Version 2-1				
	Oct-21			New	GGH	WGH	PPH	BGH
Assume 3rd party operator with HB revenue. Additional GDA allowance req'd if stand alone	No change in brief from Version 1 to Version 2	No specific reference		0	0	0	0	0
Assume 3rd party operator (University or commercial interest)	No change in brief from Version 1 to Version 2			0				
Assumes the All Wales proposal is fully operational	No change in brief from Version 1 to Version 2			0	0	0	0	0

Functional Zone	Version 2-2 New Site	Functional Units	Version 2-2 Network Site				V2-2
			GGH	WGH	PPH	BGH	
14 PALLIATIVE / LIFE LIMITING CARE							
Specialist Hospice					[xxx]		
Specialist Hospice						[xxx]	
							0.00
Sum of Gross Departmental Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Client Planning Allowance 10.00%		0.00	0.00	0.00	0.00	0.00	0.00
Plant 30.00%		0.00	0.00	0.00	0.00	0.00	0.00
Communication 17.50%		0.00	0.00	0.00	0.00	0.00	0.00
Gross Internal Area		0.00	0.00	0.00	0.00	0.00	0.00

Issues and Assumptions	Change Control: Version 2.1	HBN Reference	HBN Status/Date	Hub Nos Version 2-1				
	Oct-21			New	GGH	WGH	PPH	BGH
Ty Bryngwyn: Carmarthenshire	Existing facility added, assumed to remain as existing			0	0	0	0	0
Skanda Vale: Ceredigion	Existing facility added, assumed to remain as existing			0	0	0	0	0

Functional Zone: MINIMUM EFFICIENCY SCENARIO	Version 2-2 New Site	Version 2-2 New Site	Functional Units	Version 2-2 GGH Network Site		Version 2-2 WGH Network Site		Version 2-2 PPH Network Site		Version 2-2 BGH Network Site		V2-2	Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2				
				GGH		WGH		PPH		BGH							New	GGH	WGH	PPH	BGH
				Functional Units		Functional Units		Functional Units		Functional Units											
1	MAIN ENTRANCE FACILITIES	6.1											No change from Likely Scenario								
1.1	Main Entrance Concourse	6.1.1	463.68	Concourse, Front-of-House support, Visitor Welfare	278.33	Concourse, Front-of-House support, Visitor Welfare managed by 'hotel service' staff	278.33	Concourse, Front-of-House support, Visitor Welfare managed by 'hotel service' staff	278.33	Concourse, Front-of-House support, Visitor Welfare managed by 'hotel service' staff	278.33	Concourse, Front-of-House support, Visitor Welfare managed by 'hotel service' staff	Assumes single principle point of public ingress/egress; additional space is required if level of permeability increases (see also Ambulatory allowances)	No change in brief from Version 1 to Version 2 Retention of existing BGH may be considered	HBN 51	Archived					
1.2	Transport & Discharge	6.1.2	115.35	Managed by Clinical and PTS staff	0.00	Part of Main Entrance Concourse	0.00	Part of Main Entrance Concourse	0.00	Part of Main Entrance Concourse	115.35	Managed by Clinical and PTS staff	Optional allowance; may be omitted or subsumed with above	No change in brief from Version 1 to Version 2 for New Site Retention of existing BGH may be considered	HBN 51	Archived					
1.3	Retail (Non Food)	6.1.3	127.05	Gift shop, demountable 'pop-ups', non-food retail	0.00	Part of Main Entrance Concourse	0.00	Part of Main Entrance Concourse	0.00	Part of Main Entrance Concourse	0.00	Part of Main Entrance Concourse	Assumed revenue opportunity	No change in brief from Version 1 to Version 2 for New Site Retention of existing BGH may be considered	HBN 51	Archived					
1.4	Cafe/teria / Food Court	6.1.4	287.44	60x covers via 2x outlets	0.00	Part of Staff Dining	0.00	Part of Staff Dining	0.00	Part of Staff Dining	0.00	Part of Staff Dining	Assumed revenue opportunity	No change in brief from Version 1 to Version 2 for New Site Retention of existing BGH may be considered	No specific reference						
1.5	Faith Centre	6.1.5	89.67	1x 30p Faith Room	44.84	Quiet Room / Contemplation Suite	44.84	Quiet Room / Contemplation Suite	89.67	1x 30p Faith Room	89.67	1x 30p Faith Room	Common provision across all sites	No change in brief from Version 1 to Version 2 for New Site V2.1 adjustment to space allowance to reflect model and size	HBN 51	Archived					
1.6	Nursery	6.1.6	0.00		0.00		0.00		0.00		0.00		See Third Party Operator category below	No change in brief from Version 1 to Version 2 Retention of existing BGH may be considered	No specific reference						
			1,083.19									1,497.67					0.5	0	0	0.125	0.125
2	EMERGENCY PORTAL	6.2											No change from Likely Scenario								
2.1.1	Emergency Centre	6.2.1	2,164.58	Self Referral Entrance, Ambulance Entrance, Decon, RAT, Resus, Triage, Majors, Minors, CDU, GP ooh, Children's Centre, MH Suite, Satellite Imaging	0.00		0.00		0.00		0.00		No satellite imaging included on the basis Emergency Centre will be co-located with main imaging. See also Major Incident notes under ancillary areas	Aligned to WHBN HB confirmed 9921 New Build no change to 1x RAT, 1x Decon, 6x CDU and 4x Resus, increase Ass/Treat from 16x to 20x. see detail for Adult/Paed split	HBN 15-01	11.06.13 (replaces HBN 22 2005)					
2.1.2	NUMBER NOT USED	6.2.1	0.00		0.00		0.00		0.00		0.00		Previous consideration now included under 'Assessment'								
2.1.3	ED (Existing Dept - Refurbished)	6.2.1	0.00		0.00		0.00		0.00		1,000.59	Target: 4x Assessment, 5x Treatment and 3x Resus, Triage, Minors, GP ooh, MH Suite, Satellite Imaging	Assumes new MOC and capacity can be contained within a refurbished area equivalent to the existing NET departmental area with on cost allowances uplifted to current standards	Existing net useable room list sub total taken from CEREDIGION ID TABLE 2019_Developing, rec'd June 2021	HBN 15-01	11.06.13 (replaces HBN 22 2005)					
2.2	Admissions Unit (Assessment)		1,848.21	Allowance based on 2x 24x bed Joint Assessment Unit (40x adult, 8x paediatric)	0.00		0.00	Based on 1x 24x bed Joint Assessment Unit (20x adult, 4x paediatric)	1,074.11	Based on 1x 24x bed Joint Assessment Unit (20x adult, 4x paediatric)	1,074.11	Based on 1x 24x bed Joint Assessment Unit (20x adult, 4x paediatric)	Joint Medical and Surgical assessment including frailty. Includes a 12x place monitored seating area. NB: aspiration for dedicated Children's Centre TBC. HDU stabilisation included at BGH and PPH	Assumption - HB confirmed 7921 Stabilisation units added in v2	HBN 04-01 HBN 08-02 HBN 23	01.12.09 25.03.15 01.01.04					
2.3	MIU / Urgent Care Centre	0	0.00	Triage, Minors, GP ooh, MH Suite, Satellite Imaging. Provision for 'streaming' TBC plus final review of capacity required	618.65	Triage, Minors, GP ooh, MH Suite, Satellite Imaging	553.71	Triage, Minors, GP ooh, MH Suite, Satellite Imaging	724.78	Triage, Minors, GP ooh, MH Suite, Satellite Imaging	0.00		MIU/UCC capacities are no longer standardised in v2 (PPH=5+5, GGH=3+4, WGH=2+3)	Aligned to WHBN HB confirmed 9921 MIU/UCC has NOT been added to New Build, which Focus Group had requested; this is subject to further review at the next stage							
			4,012.79									5,045.94					0.5	0.125	0.125	0.25	0.25
3	AMBULATORY CENTRE	6.3											No change from Likely Scenario								
3.1	Generic Outpatients	6.3.1	455.23	2x clusters (1x module = 5+1+1) C/E Clinic Suite	632.68	3x clusters (1x module = 5+1+1) C/E Clinic Suite inc 2x multi modality	910.46	4x clusters (1x module = 5+1+1) C/E Clinic Suite inc 2x multi modality	910.46	4x clusters (1x module = 5+1+1) C/E Clinic Suite inc 2x multi modality	455.23	2x clusters (1x module = 5+1+1) C/E Clinic Suite inc 2x multi modality	Generic and self-contained clusters	Activity aligned with Activity Model v11 and high level modelling - HB confirmed 9921	HBN 12 HBN 12-01 Supp A HBN 23	2004 Sept 2007 01.01.04	0.25	0.25	0.5	0.5	0.25
3.2	Generic Outpatients	6.3.1																			
3.3	SARC		0.00	Off-site solution	0.00	Off site provision	0.00	Off site provision	0.00	Off site provision	0.00	Off site provision	Provision is required at Aberystwyth but not on the hospital site								
3.4	Breast Unit				0.00		0.00	PPH: 3x mammography, 2x ultrasound, 8x consult / exam, 1x prosthetic	595.00		0.00		See also mobile screening vehicle docking station provision plus other service provider facilities & locations	ER meeting 7/9/21 Target area is based on the existing facility footprint and the service being retained at PPH						0.125	
3.5	Pre Operative Assessment	6.3.2	Part OPD, part Day Case		Part of OPD		Part of OPD		Part of OPD		Part of OPD, part Day Case						0	0	0	0	0
3.6	Renal Dialysis Unit	6.3.3													HBN 07-02	20.03.13					
3.7	Chemotherapy	6.3.4													HBN 02-01	20.03.13					
3.8	Streamed Chair-based Treatment Suite		720.00	2x 8-place clusters for chair based treatment	720	2x 8-place clusters for chair based treatment	720	2x 8-place clusters for chair based treatment	720	2x 8-place clusters for chair based treatment	720	2x 8-place clusters for chair based treatment	1x 8-place streamed for Chemo, 1x 8-place streamed for Renal	HB instruction 9921 - model at OBC No area change to Network Sites from v1 to v2, facilities added to the New Site			0.125	0.125	0.125	0.125	0.125
3.9	Medical Illustration	6.3.5	90.00	Allowance based on evidenced metric	0.00		0.00		0.00		0.00		May need to support security ID photo / badge / access control swipe / proximity card issue	No change in brief from Version 1 to Version 2	No specific reference		0				
3.10	Clinical Trials Suite (Research)		68.00	2x room trials suite with associated support	0.00		0.00		68.00	2x room trials suite with associated support	68.00	2x room trials suite with associated support	Available to support a range of research grants and applications	Reduced from 5x sites to 3x sites in v2			0		0	0	
3.11.1	Women's Centre: Supplemental Provisions		300.00	Provisional allowance	0.00		0.00		0.00		0.00		To include both front and back of house support accommodation	Currently there is no Women's Centre brief. NB this may be combined with Children's Centre allowance			0				
3.11.2	Children's Centre: Supplemental Provisions		300.00	Provisional allowance	0.00		0.00		0.00		300.00	Provisional allowance	To include both front and back of house support accommodation	Currently there is no Children's Centre brief or confirmed preferred location. NB this may be combined with Women's Centre allowance on the new site			0				0
3.12	Cardiology	6.3.6	0.00		0.00		0.00		0.00						HBN 01-01	20.03.13					
3.13	Neurophysiology / Respiratory functions	6.3.7	0.00		0.00		0.00		0.00						No specific reference		0.33				
3.14	Multi-modality Diagnostic and Treatment Suite		766.45	10x modalities, 1x Neuro-Gym	0.00	2x rooms included as part of generic OP	0.00	2x rooms included as part of generic OP	0.00	2x rooms included as part of generic OP	0.00	2x rooms included as part of generic OP	Shared use of generic OP	HB confirmed 9921 - no dedicated provision, use of generic OP							
3.15	Specialist Outpatients		0.00		0.00	1x Nero-Gym, 4x hybrid treatment rooms	0.00	1x Nero-Gym, 4x hybrid treatment rooms	0.00	1x Nero-Gym, 4x hybrid treatment rooms	0.00	1x Nero-Gym, 4x hybrid treatment rooms	Included within ambulatory rehabilitation provision	HB confirmed 9921 Description reflects PW direction received 15.12.20			0	0	0	0	0
3.16	Ante Natal & Foetal Medicine	6.3.8	450.00	Allowance based on evidenced metric - 4x consulting/examination / assessment rooms	390.00	Allowance based on evidenced metric - 2x consulting / examination rooms	390.00	Allowance based on evidenced metric - 2x consulting / examination rooms	390.00	Allowance based on evidenced metric - 2x consulting / examination rooms	390.00	Allowance based on evidenced metric - 2x consulting / examination rooms		HB confirmed 9921 No change in brief from Version 1 to Version 2	HBN 09-02	20.03.13	0	0	0	0	0
3.17	Imaging - Radiology (excluding Interventional)	6.3.9	1,060.80	3x Plain Film, 1x Fluoroscopy, 1x Mammography, 4x Ultrasound, 3x CT, 2x MRI (plus docking station for 1x mobile DEXA unit)	329.37	2x Plain Film, 2x Ultrasound	329.37	2x Plain Film, 2x Ultrasound	577.41	2x Plain Film, 2x Ultrasound, 1x Mammography, 1x CT, 1x MRI	577.41	2x Plain Film, 2x Ultrasound, 1x Mammography, 1x CT, 1x MRI	For Interventional Radiology (IR), see Interventional Suites below	HB instruction 31/8/21 See also reference to Mobile DEXA Unit	HBN 6	01.01.01	0.5	0.125	0.125	0.125	0.125
3.18	Nuclear Medicine	6.3.10	290.00	Allowance based on evidenced metric. 1x gamma camera	0.00		0.00		0.00		0.00			No change in brief from Version 1 to Version 2	HBN 6 HBN 14-01	01.01.01 20.03.13	0.33				
3.19	Rehabilitation	6.3.11	0.00		292.32	8x room Suite: 4x Procedures Rooms (inc 1x Paeds) 1x Gym 1x Treatment	292.32	8x room Suite: 4x Procedures Rooms (inc 1x Paeds) 1x Gym 1x Treatment	292.32	8x room Suite: 4x Procedures Rooms (inc 1x Paeds) 1x Gym 1x Treatment	292.32	8x room Suite: 4x Procedures Rooms (inc 1x Paeds) 1x Gym 1x Treatment	Read with Multi-modality facility above	HB confirmed 7921 Separate provision for IP No change in brief from Version 1 to Version 2	HBN 08	Archived	0	0.33	0.33	0.33	0.33
3.21	Radiation Oncology	6.3.12	0.00		0.00		0.00		0.00		0.00		All activity undertaken at tertiary centre	No change in brief from Version 1 to Version 2	HBN 02-01	20.03.13					
			4,500.47									11,362.66									

Functional Zone: MINIMUM EFFICIENCY SCENARIO		Version 2-2 New Site		Functional Units	Version 2-2 GGH Network Site	Version 2-2 WGH Network Site	Version 2-2 PPH Network Site	Version 2-2 BGH Network Site	V2-2	Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2					
					GGH Functional Units	WGH Functional Units	PPH Functional Units	BGH Functional Units						New	GGH	WGH	PPH	BGH	
4		6.4																	
INPATIENT BEDS																			
4.1	Acute Beds (Generic)	6.4.1	12,474.74	13x IP Wards: 1x Day Case wards (2x Assessment included above as part of JAU)	6,263.30 GGH: 7x Wards	3,579.03 WGH: 4x Wards	7,158.06 PPH: 8x Wards	4,473.79 BGH: 5x Wards		100% singles at New Site, 50% singles elsewhere	v2 aligned with Activity Model v11 v2.1 updated to reflect 66% single room on network sites	HBN 04-01 HBN 08-02 HBN 23	01.12.09 25.03.15 01.01.04	4.5	2	2	3	2	
No. of Wards		12,474.74																	
4.2	Critical Care Beds	6.4.2	1,334.97	24x bed unit for sizing (22x beds configured 2x 8-bed cluster plus 1x 6-bed isolation cluster)	0.00	0.00	650.00	650.00		Notional supplemental allowance added to standard ward template based on 6x HDU at PPH	Notional supplemental allowance added to standard ward template based on 4x HDU beds at BGH	HBN 04-02	20.03.13	0	0	0	0.25	0.25	
4.3	Neonatal Unit (including Transitional Care)	6.4.3	867.51	1x Level 3 (stabilisation), 4x Level 2, 2x Level 1 (Isolation), 6x Level 1 (special care), 2x Transitional Care	0.00	0.00	0.00	250.00		Notional allowance for stabilisation and transfer unit (Level 1 special care)		HBN 09-03	20.03.13	0.25	0	0	0	0	
4.4	IP Therapy		292.32	4x Procedures Rooms (inc Paeds) 1x Gym 1x Treatment	192.93	192.93	219.24	219.24		Procedures Rooms, 1x Gym 1x Treatment	Procedures Rooms, 1x Gym 1x Treatment	HBN 08	Archived	0	0	0	0	0	
No. of Wards		2,494.80																	
5		6.5																	
INTERVENTION SUITES																			
5.1	Operating Theatres & Intervention Suites	6.5.1	4,329.94	13x General Theatres, 1x Hybrid Theatre (IR), 1x Intervention Suite (Cath Lab), 36x PACU - all arranged in 2x theatre clusters	0.00	0.00	0.00	840.00		Notional allowance for a twin theatre suite		HBN 26 HBN 01-01 HBN 09-02	02.01.04 20.03.13 20.03.13	1				0.25	
5.2	Daycase Theatres and Endoscopy	6.5.2	1,781.90	3x Day Case Theatres, 2x Endoscopy suites (Trolley target = 20 configured 16x bays and 6x recliners)	1,158.81	1,158.81	1,158.81	1,148.81		3x Day Case Theatres, 1x Endoscopy suite (Trolley target = 17 configured 12x bays and 6x recliners)	3x Day Case Theatres, 1x Endoscopy suite (Trolley target = 12 configured 8x bays and 4x recliners)	HBN 10-02	01.05.07	0.125	0.125	0.125	0.125	0.125	
5.3	Daycase Procedures Suite	6.5.2			0.00	0.00	0.00	0.00				HBN 10-02	01.05.07						
5.4	Delivery Suite	6.5.3	1,167.76	2x Obstetric Theatres, 7x Delivery (comprising 2x higher risk, 1x isolation, 1x multi birth, 1x pool delivery, 2x lower risk), 1x bereavement, plus a 6x bed higher dependency / post op escalation	0.00	0.00	0.00	750.00		Notional allowance based on 1+1 obstetric theatre suite		HBN 09-02	20.03.13	0.25				0.25	
5.5	Midwife Led Unit		0	No requirement	461.37	461.37	461.37	0.00		No requirement @ BGH					0.125	0.125	0.125	0	
5.6	In Vitro Fertilisation Unit	6.5.4																	
No. of Wards		7,279.59																	
6		6.6																	
MENTAL HEALTH (Part - Stand Alone)																			
6.1	Mental Health Unit	6.4.4	0.00	See stand alone facility	0.00	0.00	0.00	913.87		11x Bed unit (existing Enlli Ward GDA = 1.063)		HBN 03-01 HBN 03-02	20.03.13 30.06.17	0	0	0	0	0.5	
6.2	Mental Health Hospitality Unit		0.00	See stand alone facility	436.12	436.12	436.12	436.12		2x OP assessment, 1x Group room, 4x IP single bedrooms, Assessment / Day facilities	2x OP assessment, 1x Group room, 4x IP single bedrooms, Assessment / Day facilities			0	0.125	0.125	0.125	0.125	
No. of Wards		0.00																	
7		6.6																	
CLINICAL SUPPORT																			
7.1	On Call Suites (including Junior Doctors Accommodation)	6.6.1	178.50	ONS x4 plus mess facilities	0.00	0.00	0.00	0.00						0					
7.2	Pharmacy	6.6.2	945.00	Includes Aseptic, Radiopharmacy and TPN functions	509.04	254.52	509.04	509.04		Local stock holding, ward box management and dispensing	Local stock holding, ward box management and dispensing	HBN 14-01	20.03.13	0.25	0.125	0	0.125	0.125	
7.3	Sterile Services - On Site Sterilisation (Whole Hospital)	6.6.3	802.37	Allowance based on evidenced metric for 200 to 500 beds	643.78	643.78	643.78	643.78		Allowance based on evidenced HSDU metric for 100-200 beds	Allowance based on evidenced HSDU metric for 100-200 beds	HBN 13	02.01.04						
7.4	Pathology	6.6.4	2,400.00	Notional allowance based on full service provision (target area subject to outcome of Regional Network Review)	330.75	330.75	330.75	330.75		Hot Lab	Hot Lab	HBN 15	Archived	0	0	0	0	0	
7.5	Mortuary	6.6.5	324.84	Allowance based on 2x PM tables, 32x body store (subject to bariatric and freezers) Assumes shared support with Pathology	228.00	228.00	228.00	228.00		PPH - target 24x body store equates to existing 24x; assess if condition B is achievable and location suits retention	BGH - target 24x; requires new facilities	HBN 20	2005. Only available on National Building Specification (NBS)	0	0	0	0	0	
7.6	Medical Records	6.6.6	0.00	Sorting Office part of RDC. Nominal hard copy holding on site, see IM&T	0.00	0.00	0.00	0.00		Sorting Office part of RDC. Limited hard copy on site - see IM&T	Sorting Office part of RDC. Limited hard copy on site - see IM&T	HBN 47	Archived						
7.7	Clinical Engineering	6.6.7	225.80	See also specific departmental allowances	35.00	35.00	35.00	35.00		Satellite CE Technician / base of operations. See also specific dept provision	Satellite CE Technician / base of operations. See also specific dept provision			0					
7.8	Equipment Resource Centre	6.6.8	448.56	See also Clinical Engineering and RDC	0.00	0.00	0.00	0.00		See RDC	See RDC			0					
7.9	Information Management & Technology (IM&T)	6.6.9	361.62	Includes Training, short term hard copy holding, EPR and Data processing	180.81	180.81	361.62	361.62		Includes Training, short term hard copy holding, EPR and Data processing	Includes Training, short term hard copy holding, EPR and Data processing			0	0	0	0	0	
No. of Wards		5,686.69																	
Total		7,816.60																	

Functional Zone: MINIMUM EFFICIENCY SCENARIO	Version 2-2 New Site	Version 2-2 GGH Network Site	Version 2-2 WGH Network Site	Version 2-2 PPH Network Site	Version 2-2 BGH Network Site	V2-2	Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2															
											Oct-21															
											New	GGH	WGH	PPH	BGH											
8	ADMINISTRATION AND EDUCATION & TRAINING (Part - Embedded)	6.1																								
8.1	Administration	6.1.7	0.00	See stand alone facility	0.00	See stand alone facility	0.00	See stand alone facility	0.00	See stand alone facility	0.00	See stand alone facility	0.00	See stand alone facility	0.00	Requires further validation	Arithmetical error corrected for new site. Leaner metric adopted for standard module. Numbers reduced across the network sites	HBN 18	Archived	0	0	0	0	0		
8.2	Education & Training Satellite Hub(s)	6.1.8	765.70	3x Satellite Hubs, associated with IP, OP and W&C	255.23	1x Satellite Hubs per network site	255.23	1x Satellite Hubs per network site	255.23	1x Satellite Hubs per network site	510.47	1x Satellite Hub per network site plus dedicated PGMC			Hubs agreed 22/09/21 (PW/ER)	PGMC added to BGH	HBN 18	Archived	0	0	0	0	0			
8.3	Education & Training: Central Faculty / PGMEC		0.00	See stand alone facility	0.00		0.00		0.00		0.00				Moved to stand alone facility											
8.4	Research		0.00	See Ambulatory provision	0.00	See Ambulatory provision	0.00	See Ambulatory provision	0.00	See Ambulatory provision	0.00	See Ambulatory provision			See Third Party Operator category below Proposed links with EBME need to be understood	No change from v1 to v2										
	Reserve Space		0.00	See Planning Contingency	0.00	See Planning Contingency	0.00	See Planning Contingency	0.00	See Planning Contingency	0.00	See Planning Contingency			A requirement to reserve a proportion of unallocated space on each site. For Network sites this is converting retained estate into low tech accommodation such as admin	Quantum to be agreed for each site										
			765.70																						1,276.17	
9	STAFF & VISITOR WELFARE	6.7																								
9.1	Welfare Hub	6.7.1	2,531.78	Final numbers subject to layout and adjacencies	1,003.18	Final numbers subject to layout and adjacencies	1,038.21	Final numbers subject to layout and adjacencies	1,528.59	Final numbers subject to layout and adjacencies	1,388.48	Final numbers subject to layout and adjacencies				New metrics apply created by v2 Staff Welfare Hub includes Staff On Call provision in v2	HBN 00-03 Fig 106 for on call room									
9.2	Staff Dining	6.7.2	650.27	180 covers	315.00	60 covers. Includes cafeteria	315.00	90 covers. Includes cafeteria	475.65	120 covers. Includes cafeteria	475.65	120 covers. Includes cafeteria				Shared staff and public facilities across network sites V2.1 reduced quantum in line with reduced bed numbers	No specific reference			0	0	0	0	0		
			3,182.05																						6,539.77	
10	FACILITIES MANAGEMENT	6.8																								
10.1	FM Hub (Satellite Support)	6.8.1	1,553.46	Final numbers subject to layout and adjacencies	615.54	Final numbers subject to layout and adjacencies	637.03	Final numbers subject to layout and adjacencies	937.92	Final numbers subject to layout and adjacencies	851.95	Final numbers subject to layout and adjacencies				New metrics apply created by v2	No specific reference									
10.2	Kitchen Catering	6.8.2	800.00	Interpolated notional allowance based on 300 to 400 beds	450.00	Notional allowance up to 100 beds	450.00	Notional allowance up to 100 beds	600.00	Notional allowance based on 100 to 200 beds	600.00	Notional allowance based on 100 to 200 beds				No change from v1 to v2 V2.1 amended to reflect site bed numbers	No specific reference			0	0	0	0	0		
10.3	Linen & Laundry	6.8.3	0.00	Assume 3rd party operator off site	0.00	Assume 3rd party operator off site	0.00	Assume 3rd party operator off site	0.00	Assume 3rd party operator off site	0.00	Assume 3rd party operator off site				No change from v1 to v2 V2.1 amended to reflect site bed numbers	No specific reference									
10.4	Waste	6.8.4	293.42	8x waste streams plus cleansing and admin facilities	97.81	8x waste streams, plus cleansing & admin	97.81	8x waste streams, plus cleansing & admin	146.71	8x waste streams, plus cleansing & admin	146.71	8x waste streams, plus cleansing & admin				Pro rata reduction across Network Sites	No specific reference			0	0	0	0	0		
10.5	FM Workshops	6.8.5	133.02	Based on 3x Workshops. Electrical incl as part of EBME	54.89	Based on single workshop	54.89	Based on single workshop	109.78	Based on 3x Workshops. Electrical incl as part of EBME	109.78	Based on 3x Workshops. Electrical incl as part of EBME				Pro rata adjustment made to the Network Sites	No specific reference			0	0	0	0	0		
10.6	Stores (Receipt & Distribution) In house - Catering, Linen & Sterile Services	6.8.6	0.00		0.00		0.00		0.00		0.00					No change from v1 to v2	No specific reference			0	0	0	0	0		
10.7	Stores (Receipt & Distribution) Outsourced - Catering, Linen & Sterile Services	6.8.7	581.09	Includes mail sorting, holding for Pharmacy, CSSD, Equip, Catering, etc., plus admin and FM support (no AGVs)	193.70	Includes mail sorting, holding for Pharmacy, CSSD, Equip, Catering, FM admin & support	193.70	Includes mail sorting, holding for Pharmacy, CSSD, Equip, Catering, FM admin & support	290.55	Includes mail sorting, holding for Pharmacy, CSSD, Equip, Catering, FM admin & support	290.55	Includes mail sorting, holding for Pharmacy, CSSD, Equip, Catering, FM admin & support				Delivery times adjusted to suit RDC and variations in demand Assumes no AGVs operating on any site	Pro rata reduction across Network Sites	No specific reference			0	0	0	0	0	
			3,360.99																						6,929.29	
11	EXTERNAL AND ANCILLARY AREAS	6.9																								
11.1	Ancillary Buildings	6.9.1	102.69	EMRTS support plus car parking management	0.00		0.00		0.00	EMRTS (Welsh Flying Medics) transfers to new site	0.00	Assumes existing off site helicopter arrangements continue				No change from v1 to v2	No specific reference			0	0	0	0	0		
	Mobile Imaging Vehicle - service connection point			x2 Includes DEXA Unit		x1 req'd		x1 req'd		x1 req'd		x1 req'd				Provision added to Network Sites See also Imaging above	HBN 6	01.01.01			0	0	0	0	0	
	See checklist items listed below																									
			102.69																						0.00	
12	RESIDENCES																									
12.1	Safeguarding Short Stay		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				Requires briefing and validation plus confirmed capacity	Move to stand alone facilities in v2			0	0	0	0	0		
12.2	Placement		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00				Requires briefing and validation plus confirmed capacity	Move to stand alone facilities in v2			0				0		
			0.00																						0.00	
	Sum of Gross Departmental Areas	44,943.70	44,943.70		16,731.44		14,062.01		22,256.28		21,524.59		74,574.32			Note: GDA as stated is Net of any engineering allowances				9.035	3.58	3.705	5.455	4.955		
	Client Planning Allowance	10.00%	0.00%	Covered by Optimism Bias	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00												0.00	
	Plant	30.00%	25.00%	Includes Energy Centre	2,509.72	15.00%	2,109.30	15.00%	3,894.85	17.50%	3,766.80	17.50%	12,280.67													8,948.92
	Communication	17.50%	12.00%		2,007.77	12.00%	1,687.44	12.00%	2,670.75	12.00%	2,582.95	12.00%	8,948.92			MEP values validated 04/10/21										
	Gross Internal Area		61,572.87		21,248.93		17,858.75		28,821.89		27,874.34		95,803.90													

Functional Zone: MINIMUM EFFICIENCY SCENARIO	Version 2-2 New Site	Functional Units	Version 2-2 GGH Network Site		Version 2-2 WGH Network Site		Version 2-2 PPH Network Site		Version 2-2 BGH Network Site		V2-2	Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2																				
			GGH Functional Units		WGH Functional Units		PPH Functional Units		BGH Functional Units							New	GGH	WGH	PPH	BGH																
<p>6 MENTAL HEALTH (Part - Stand Alone)</p> <p>6.1 Mental Health Unit: IP developed using a 12x bed module. Est'd req't is for 37x adult, 2x CAMHS, 30x older adult, 3x LD, 8x PICU, 18x Low Secure (male), 3x place S136 suite Clinic Suite, Assessment & Day facilities</p> <p>6.3 CAMHS: IP req't included above</p> <p>9 STAFF & VISITOR WELFARE</p> <p>9.1 Welfare Hub: Final numbers subject to layout and adjacencies</p> <p>10 FACILITIES MANAGEMENT</p> <p>10.1 FM Hub (Satellite Support): Final numbers subject to layout and adjacencies</p> <p>Sum of Gross Departmental Areas</p> <table border="1"> <tr> <td>Client Planning Allowance</td> <td>10.00%</td> <td>0.00%</td> <td>0.00</td> <td>Covered by Optimism Bias</td> </tr> <tr> <td>Plant</td> <td>30.00%</td> <td>15.00%</td> <td>963.91</td> <td>Includes Energy Centre</td> </tr> <tr> <td>Communication</td> <td>17.50%</td> <td>12.00%</td> <td>771.13</td> <td></td> </tr> <tr> <td>Gross Internal Area</td> <td></td> <td></td> <td>8,161.12</td> <td></td> </tr> </table>																	Client Planning Allowance	10.00%	0.00%	0.00	Covered by Optimism Bias	Plant	30.00%	15.00%	963.91	Includes Energy Centre	Communication	17.50%	12.00%	771.13		Gross Internal Area			8,161.12	
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Note: GDA as stated is Net of any engineering allowances
MEP values validated 04/10/21

Functional Zone: MINIMUM EFFICIENCY SCENARIO	Version 2-2 New Site	Functional Units	Version 2-2 GGH Network Site		Version 2-2 WGH Network Site		Version 2-2 PPH Network Site		Version 2-2 BGH Network Site		V2-2	Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2																				
			GGH Functional Units		WGH Functional Units		PPH Functional Units		BGH Functional Units							New	GGH	WGH	PPH	BGH																
<p>8 ADMINISTRATION AND EDUCATION & TRAINING (Part - Stand Alone)</p> <p>8.1 Administration: 400 place (Includes Corporate Administration)</p> <p>9.1 Welfare Hub: Final numbers subject to layout and adjacencies</p> <p>10.1 FM Hub (Satellite Support): Final numbers subject to layout and adjacencies</p> <p>Sum of Gross Departmental Areas</p> <table border="1"> <tr> <td>Client Planning Allowance</td> <td>10.00%</td> <td>0.00%</td> <td>0.00</td> <td>Covered by Optimism Bias</td> </tr> <tr> <td>Plant</td> <td>30.00%</td> <td>11.00%</td> <td>395.52</td> <td>Includes Energy Centre</td> </tr> <tr> <td>Communication</td> <td>17.50%</td> <td>12.00%</td> <td>431.48</td> <td></td> </tr> <tr> <td>Gross Internal Area</td> <td></td> <td></td> <td>4,422.99</td> <td></td> </tr> </table>																	Client Planning Allowance	10.00%	0.00%	0.00	Covered by Optimism Bias	Plant	30.00%	11.00%	395.52	Includes Energy Centre	Communication	17.50%	12.00%	431.48		Gross Internal Area			4,422.99	
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MEP values validated 04/10/21

Functional Zone: MINIMUM EFFICIENCY SCENARIO	Version 2-2 New Site	Functional Units	Version 2-2 GGH Network Site		Version 2-2 WGH Network Site		Version 2-2 PPH Network Site		Version 2-2 BGH Network Site		V2-2	Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2																				
			GGH Functional Units		WGH Functional Units		PPH Functional Units		BGH Functional Units							New	GGH	WGH	PPH	BGH																
<p>8 ADMINISTRATION AND EDUCATION & TRAINING (Part - Stand Alone)</p> <p>8.3 Education & Training: Central Faculty / PGMEC: Notional allowance to include integrated health library, learning centre, seminar rooms, clinical skills suite, common rooms and resource rooms</p> <p>Sum of Gross Departmental Areas</p> <table border="1"> <tr> <td>Client Planning Allowance</td> <td>10.00%</td> <td>0.00%</td> <td>0.00</td> <td>Covered by Optimism Bias</td> </tr> <tr> <td>Plant</td> <td>30.00%</td> <td>11.00%</td> <td>352.00</td> <td>Includes Energy Centre</td> </tr> <tr> <td>Communication</td> <td>17.50%</td> <td>12.00%</td> <td>384.00</td> <td></td> </tr> <tr> <td>Gross Internal Area</td> <td></td> <td></td> <td>3,936.00</td> <td></td> </tr> </table>																	Client Planning Allowance	10.00%	0.00%	0.00	Covered by Optimism Bias	Plant	30.00%	11.00%	352.00	Includes Energy Centre	Communication	17.50%	12.00%	384.00		Gross Internal Area			3,936.00	
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Note: GDA as stated is Net of any engineering allowances
MEP values validated 04/10/21

Functional Zone: MINIMUM EFFICIENCY SCENARIO	Version 2-2 New Site	Functional Units	Version 2-2 GGH Network Site		Version 2-2 WGH Network Site		Version 2-2 PPH Network Site		Version 2-2 BGH Network Site		V2-2	Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2																				
			GGH Functional Units		WGH Functional Units		PPH Functional Units		BGH Functional Units							New	GGH	WGH	PPH	BGH																
<p>12 RESIDENCES</p> <p>12.1 Safeguarding Short Stay: Units of 39x (3x double, 33x single, 3x storey)</p> <p>12.2 Placement: Units of 39x (3x double, 33x single, 3x storey)</p> <p>Sum of Gross Departmental Areas</p> <table border="1"> <tr> <td>Client Planning Allowance</td> <td>10.00%</td> <td>0.00%</td> <td>0.00</td> <td>Covered by Optimism Bias</td> </tr> <tr> <td>Plant</td> <td>30.00%</td> <td>11.00%</td> <td>306.90</td> <td>Includes Energy Centre</td> </tr> <tr> <td>Communication</td> <td>17.50%</td> <td>12.00%</td> <td>334.80</td> <td></td> </tr> <tr> <td>Gross Internal Area</td> <td></td> <td></td> <td>3,431.70</td> <td></td> </tr> </table>																	Client Planning Allowance	10.00%	0.00%	0.00	Covered by Optimism Bias	Plant	30.00%	11.00%	306.90	Includes Energy Centre	Communication	17.50%	12.00%	334.80		Gross Internal Area			3,431.70	
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Note: GDA as stated is Net of any engineering allowances
MEP values validated 04/10/21

Functional Zone: MINIMUM EFFICIENCY SCENARIO	Version 2-2 New Site	Functional Units	Version 2-2 GGH Network Site		Version 2-2 WGH Network Site		Version 2-2 PPH Network Site		Version 2-2 BGH Network Site		V2-2
			GGH	Functional Units	WGH	Functional Units	PPH	Functional Units	BGH	Functional Units	
5-Site Summary	v2-2	v2-2	v2-2	v2-2	v2-2	v2-2	v2-2	v2-2	v2-2		
Sum of Gross Departmental Areas	60,955.46		18,153.29		15,483.86		23,678.13		23,876.44		81,191.72
Gross Internal Area	81,524.37		22,997.80		19,607.62		30,570.76		30,767.11		103,943.30

Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2				
	Oct-21			New	GGH	WGH	PPH	BGH

Summary	GGH	WGH	PPH	BGH	V2-2
New Site	81,524.37				
GGH					
WGH					
PPH					103,943.30
BGH					
					185,467.68

EXTERNAL AND ANCILLARY AREAS	GGH	WGH	PPH	BGH	V2-2
Decontamination (ED)	Yes				
Major Incident Store	Yes				
Protected external link between Acute and MHU facilities	450.00	Notional allowance based on 150m x 3m			
Service Yard	Yes	Yes	Yes	Yes	Yes
VIE / Med Gases	[MEP]	[MEP]	[MEP]	[MEP]	[MEP]
HV/LV Plant	[MEP]	[MEP]	[MEP]	[MEP]	[MEP]
Transformers	[MEP]	[MEP]	[MEP]	[MEP]	[MEP]
Standby Generator	[MEP]	[MEP]	[MEP]	[MEP]	[MEP]
Fuel Storage	[MEP]	[MEP]	[MEP]	[MEP]	[MEP]
Tank Storage	[MEP]	[MEP]	[MEP]	[MEP]	[MEP]
Flammables / Solvent Stores	Yes	Yes	Yes	Yes	Yes
Other Stores	Yes	TBC	TBC	TBC	TBC
Grounds Maintenance	Yes	Yes	Yes	Yes	Yes
Water Treatment	[MEP]	[MEP]	[MEP]	[MEP]	[MEP]
Waste Compound	Yes	Yes	Yes	Yes	Yes
Incineration Plant	TBC	TBC	TBC	TBC	TBC
Sewerage Treatment	[MEP]	[MEP]	[MEP]	[MEP]	[MEP]
Biogas Plant	Yes	TBC	TBC	TBC	TBC
Security Gatehouse (inc CCTV)					
Car Park Management	Yes	Yes	Yes	Yes	Yes
Mobile medical vehicle	2x Docking	1x Docking	1x Docking	1x Docking	1x Docking
Ancillary house keeping	Yes				

TRANSPORT & PARKING	GGH	WGH	PPH	BGH	V2-2
Visitors	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC
Accessible	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC
Drop-off	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC
Staff	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC
Motorbikes & Scooters	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC
Mobility vehicles	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC
Dedicated / On Call	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC
Car Share	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC
Taxi, PTS	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC
Public Transport Hub	Yes	TBC	TBC	TBC	TBC
Helicopter	Yes	No	No	No	No

Issues and Assumptions	Change Control: Version 2.1	HBN Reference	HBN Status/Date	Hub Nos Version 2-1				
	Oct-21			New	GGH	WGH	PPH	BGH
Provisional request - site and design dependent	Requested at Focus Group meeting 24/06/21							
Required for BREEM								
EMRTS transfers from PPH to New Hospital								

Functional Zone	Version 2-2 New Site	Functional Units	Version 2-2 Network Site				V2-2
			GGH	WGH	PPH	BGH	
13 THIRD PARTY OPERATORS, PARTNERSHIP ENTERPRISES and OTHERS							
Nursery	6.16	276.02	276.02	276.02	276.02	276.02	276.02
Research, Centralised Facility		2,100.00	0.00	0.00	0.00	0.00	0.00
All Wales Laundry - Main Site		0.00	0.00	0.00	0.00	0.00	0.00
		2,376.02					1,104.10
Sum of Gross Departmental Areas	2,376.02	2,376.02	276.02	276.02	276.02	276.02	1,104.10
Client Planning Allowance	10.00%	0.00%	0.00	0.00	0.00	0.00	0.00
Plant	30.00%	11.00%	30.36	30.36	30.36	30.36	121.45
Communication	17.50%	12.00%	33.12	33.12	33.12	33.12	132.49
Gross Internal Area		3,255.15	339.51	339.51	339.51	339.51	1,358.04

Issues and Assumptions	Change Control: Version 2.1	HBN Reference	HBN Status/Date	Hub Nos Version 2-1				
	Oct-21			New	GGH	WGH	PPH	BGH
Assume 3rd party operator with HB revenue. Additional GDA allowance req'd if stand alone	No change in brief from Version 1 to Version 2	No specific reference		0	0	0	0	0
Assume 3rd party operator (University or commercial interest)	No change in brief from Version 1 to Version 2			0				
Assumes the All Wales proposal is fully operational	No change in brief from Version 1 to Version 2			0	0	0	0	0
				0	0	0	0	0

Functional Zone	Version 2-2 New Site	Functional Units	Version 2-2 Network Site				V2-2
			GGH	WGH	PPH	BGH	
14 PALLIATIVE / LIFE LIMITING CARE							
Specialist Hospice					[xxx]		
Specialist Hospice						[xxx]	
							0.00
Sum of Gross Departmental Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Client Planning Allowance	10.00%	0.00	0.00	0.00	0.00	0.00	0.00
Plant	30.00%	0.00	0.00	0.00	0.00	0.00	0.00
Communication	17.50%	0.00	0.00	0.00	0.00	0.00	0.00
Gross Internal Area		0.00	0.00	0.00	0.00	0.00	0.00

Issues and Assumptions	Change Control: Version 2.1	HBN Reference	HBN Status/Date	Hub Nos Version 2-1				
	Oct-21			New	GGH	WGH	PPH	BGH
Ty Bryngwyn, Carmarthenshire	Existing facility added, assumed to remain as existing			0	0	0	0	0
Skanda Vale, Ceredigion	Existing facility added, assumed to remain as existing			0	0	0	0	0
				0	0	0	0	0
				0	0	0	0	0

Functional Zone: MAXIMUM EFFICIENCY SCENARIO	Version 2-2 New Site	Version 2-2 GGH Network Site	Version 2-2 WGH Network Site	Version 2-2 PPH Network Site	Version 2-2 BGH Network Site	V2-2	Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2										
											Functional Units					Oct-21	Nov	GGH	WGH	PPH	BGH
											GGH	Functional Units	WGH	Functional Units	PPH	Functional Units	GGH	Functional Units			
1	MAIN ENTRANCE FACILITIES	6.1						<i>No change from Likely Scenario</i>													
1.1	Main Entrance Concourse	6.1.1	463.68	Concourse, Front-of-House support, Visitor Welfare	278.33	Concourse, Front-of-House support, Visitor Welfare managed by 'hotel service' staff	278.33	Concourse, Front-of-House support, Visitor Welfare managed by 'hotel service' staff	278.33	Concourse, Front-of-House support, Visitor Welfare managed by 'hotel service' staff	278.33	Assumes single principle point of public ingress/egress; additional space is required if level of permeability increases (see also Ambulatory allowances)	No change in brief from Version 1 to Version 2. Retention of existing BGH may be considered.	HBN 51	Archived						
1.2	Transport & Discharge	6.1.2	115.35	Managed by Clinical and PTS staff	0.00	Part of Main Entrance Concourse	0.00	Part of Main Entrance Concourse	0.00	Part of Main Entrance Concourse	115.35	Optional allowance; may be omitted or subsumed with above	No change in brief from Version 1 to Version 2 for New Site. Retention of existing BGH may be considered.	HBN 51	Archived						
1.3	Retail (Non Food)	6.1.3	127.05	Gift shop, demountable 'pop-ups', non-food retail	0.00	Part of Main Entrance Concourse	0.00	Part of Main Entrance Concourse	0.00	Part of Main Entrance Concourse	0.00	Assumed revenue opportunity	No change in brief from Version 1 to Version 2 for New Site. Retention of existing BGH may be considered.	HBN 51	Archived						
1.4	Cafeteria / Food Court	6.1.4	287.44	60x covers via 2x outlets	0.00	Part of Staff Dining	0.00	Part of Staff Dining	0.00	Part of Staff Dining	0.00	Assumed revenue opportunity	No change in brief from Version 1 to Version 2 for New Site. Retention of existing BGH may be considered.	No specific reference							
1.5	Faith Centre	6.1.5	89.67	1x 30p Faith Room	44.84	Quiet Room / Contemplation Suite	44.84	Quiet Room / Contemplation Suite	89.67	1x 30p Faith Room	89.67	Common provision across all sites	No change in brief from Version 1 to Version 2 for New Site. V2.1 adjustment to space allowance to reflect model and size.	HBN 51	Archived						
1.6	Nursery	6.1.6	0.00		0.00		0.00		0.00		0.00	See Third Party Operator category below	No change in brief from Version 1 to Version 2. Retention of existing BGH may be considered.	No specific reference							
			1,083.19								1,497.67					0.5	0	0	0.125	0.125	
2	EMERGENCY PORTAL	6.2											<i>No change from Likely Scenario</i>								
2.1.1	Emergency Centre	6.2.1	2,164.58	Self Referral Entrance, Ambulance Entrance, Decon, RAT, Resus, Triage, Majors, Minors, CDU, GP ooh, Children's Centre, MH Suite, Satellite Imaging	0.00		0.00		0.00		0.00	No satellite imaging included on the basis Emergency Centre will be co-located with main imaging. See also Major incident notes under ancillary areas	Aligned to WHBN HB confirmed 9/9/21 New Build no change to 1x RAT, 1x Decon, 6x CDU and 4x Resus, increase Ass/Treat from 16x to 20x, see detail for Adult/Paedis split	HBN 15-01	11.06.13 (replaces HBN 22 2005)						
2.1.2	NUMBER NOT USED	6.2.1	0.00		0.00		0.00		0.00		0.00		Previous consideration now included under 'Assessment'								
2.1.3	ED (Existing Dept - Refurbished)	6.2.1	0.00		0.00		0.00		0.00		1,000.59	Assumes new MOC and capacity can be contained within a refurbished area equivalent to the existing NET departmental area with on cost allowances uplifted to current standards	Existing net useable room list sub total taken from CEREDIGION ID TABLE 2019_Developing, rec'd June 2021	HBN 15-01	11.06.13 (replaces HBN 22 2005)						
2.2	Admissions Unit (Assessment)		1,848.21	Allowance based on 2x 24x bed Joint Assessment Unit (40x adult, 6x paediatric)	0.00		0.00		1,074.11	Based on 1x 24x bed Joint Assessment Unit (20x adult, 4x paediatric)	1,074.11	Joint Medical and Surgical assessment including frailty. Includes a 12x place monitored seating area. NB: aspiration for dedicated Children's Centre TBC. HDU stabilisation included at BGH and PPH	Assumption - HB confirmed 7/9/21 Stabilisation units added in v2	HBN 04-01 HBN 08-02 HBN 23	01.12.09 25.03.15 01.01.04						
2.3	MIU / Urgent Care Centre		0.00	Triage, Minors, GP ooh, MH Suite, Satellite Imaging. Provision for 'streaming' TBC plus final review of capacity required	618.65	Triage, Minors, GP ooh, MH Suite, Satellite Imaging	553.71	Triage, Minors, GP ooh, MH Suite, Satellite Imaging	724.78	Triage, Minors, GP ooh, MH Suite, Satellite Imaging	0.00	MIU/JCC capacities are no longer standardised in v2 (PPH=5+5, GGH=3+4, WGH=2+3)	Aligned to WHBN HB confirmed 9/9/21 MIU/JCC has NOT been added to New Build, which Focus Group had requested; this is subject to further review at the next stage				0.5	0.125	0.125	0.25	0.25
			4,012.79								5,045.94					0.5	0.125	0.125	0.25	0.25	
3	AMBULATORY CENTRE	6.3											<i>No change from Likely Scenario</i>								
3.1	Generic Outpatients	6.3.1	455.23	2x clusters (1x module = 5+1+1) C/E Clinic Suite	632.68	3x clusters (1x module = 5+1+1) C/E Clinic Suite inc 2x multi modality	910.46	4x clusters (1x module = 5+1+1) C/E Clinic Suite inc 2x multi modality	910.46	4x clusters (1x module = 5+1+1) C/E Clinic Suite inc 2x multi modality	455.23	Generic and self-contained clusters	Activity aligned with Activity Model v11 and high level modelling - HB confirmed 9/9/21	HBN 12 HBN 12-01 Supp A HBN 23	2004 Sept 2007 01.01.04		0.25	0.25	0.5	0.5	0.25
3.2	Generic Outpatients	6.3.1																			
3.3	SARC		0.00	Off-site solution	0.00	Off site provision	0.00	Off site provision	0.00	Off site provision	0.00	Provision is required at Aberystwyth but not on the hospital site									
3.4	Breast Unit				0.00		0.00		595.00	PPH: 3x mammography, 2x ultrasound, 8x consult / exam, 1x prosthetic	0.00	See also mobile screening vehicle docking station provision plus other service provider facilities & locations	ER meeting 7/9/21 Target area is based on the existing facility footprint and the service being retained at PPH					0.125			
3.5	Pre Operative Assessment	6.3.2	Part OPD, part Day Case		Part of OPD	Part of OPD	Part of OPD	Part of OPD	Part of OPD	Part of OPD	Part of OPD, part Day Case						0	0	0	0	0
3.6	Renal Dialysis Unit	6.3.3												HBN 07-02	20.03.13						
3.7	Chemotherapy	6.3.4												HBN 02-01	20.03.13						
3.8	Streamed Chair-based Treatment Suite		720.00	2x 8-place clusters for chair based treatment	720	2x 8-place clusters for chair based treatment	720	2x 8-place clusters for chair based treatment	720	2x 8-place clusters for chair based treatment	720	1x 8-place streamed for Chemo, 1x 8-place steamed for Renal	HB instruction 9/9/21 - model at OBC No area change to Network Sites from v1 to v2, facilities added to the New Site				0.125	0.125	0.125	0.125	0.125
3.9	Medical Illustration	6.3.5	90.00	Allowance based on evidenced metric	0.00		0.00		0.00		0.00	May need to support security ID photo / badge / access control swipe / proximity card issue	No change in brief from Version 1 to Version 2	No specific reference			0				
3.10	Clinical Trials Suite (Research)		68.00	2x room trials suite with associated support	0.00		0.00		68.00	2x room trials suite with associated support	68.00	Available to support a range of research grants and applications	Reduced from 5x sites to 3x sites in v2				0		0	0	
3.11.1	Women's Centre: Supplemental Provisions		300.00	Provisional allowance	0.00		0.00		0.00		0.00	To include both front and back of house support accommodation	Currently there is no Women's Centre brief; NB this may be combined with Children's Centre allowance				0				
3.11.2	Children's Centre: Supplemental Provisions		300.00	Provisional allowance	0.00		0.00		0.00		300.00	To include both front and back of house support accommodation	Currently there is no Children's Centre brief or confirmed preferred location; NB this may be combined with Women's Centre allowance on the new site				0			0	
3.12	Cardiology	6.3.6	0.00		0.00		0.00		0.00		0.00			HBN 01-01	20.03.13						
3.13	Neurophysiology / Respiratory functions	6.3.7	0.00		0.00		0.00		0.00		0.00			No specific reference							
3.14	Multi-modality Diagnostic and Treatment Suite		766.45	10x modalities, 1x Neuro-Gym	0.00	2x rooms included as part of generic OP	0.00	2x rooms included as part of generic OP	0.00	2x rooms included as part of generic OP	0.00	Shared use of generic OP	HB confirmed 9/9/21 - no dedicated provision, use of generic OP				0.33				
3.15	Specialist Outpatients		0.00		0.00	1x Nero-Gym, 4x hybrid treatment rooms	0.00	1x Nero-Gym, 4x hybrid treatment rooms	0.00	1x Nero-Gym, 4x hybrid treatment rooms	0.00	Included within ambulatory rehabilitation provision	HB confirmed 9/9/21 Description reflects DW direction received 15.12.20				0.33	0.33	0.33	0.33	0.33
3.16	Ankle Natal & Foetal Medicine	6.3.8	450.00	Allowance based on evidenced metric - 4x consulting/examination / assessment rooms	390.00	Allowance based on evidenced metric - 2x consulting / examination rooms	390.00	Allowance based on evidenced metric - 2x consulting / examination rooms	390.00	Allowance based on evidenced metric - 2x consulting / examination rooms	390.00		HB confirmed 9/9/21 No change in brief from Version 1 to Version 2	HBN 09-02	20.03.13		0	0	0	0	0
3.17	Imaging - Radiology (excluding Interventional)	6.3.9	1,060.80	3x Plain Film, 1x Fluoroscopy, 1x Mammography, 4x Ultrasound, 3x CT, 2x MRI (plus docking station for 1x mobile DEXA unit)	329.37	2x Plain Film, 2x Ultrasound	329.37	2x Plain Film, 2x Ultrasound	577.41	2x Plain Film, 2x Ultrasound, 1x Mammography, 1x CT, 1x MRI	577.41	For Interventional Radiology (IR), see Intervention Suites below	HB instruction 31/8/21 See also reference to Mobile DEXA Unit	HBN 6	01.01.01		0.5	0.125	0.125	0.125	0.125
3.18	Nuclear Medicine	6.3.10	290.00	Allowance based on evidenced metric, 1x gamma camera	0.00		0.00		0.00		0.00		No change in brief from Version 1 to Version 2	HBN 6 HBN 14-01	01.01.01 20.03.13		0				
3.19	Rehabilitation	6.3.11	0.00		292.32	6x room Suite: 4x Procedures Rooms (inc 1x Paeds) 1x Gym 1x Treatment	292.32	6x room Suite: 4x Procedures Rooms (inc 1x Paeds) 1x Gym 1x Treatment	292.32	6x room Suite: 4x Procedures Rooms (inc 1x Paeds) 1x Gym 1x Treatment	292.32	Read with Multi-modality facility above	HB confirmed 7/9/21 Separate provision for IP No change in brief from Version 1 to Version 2	HBN 08	Archived		0.33	0.33	0.33	0.33	0.33
3.21	Radiation Oncology	6.3.12	0.00		0.00		0.00		0.00		0.00	All activity undertaken at tertiary centre	No change in brief from Version 1 to Version 2	HBN 02-01	20.03.13						
			4,500.47								11,362.66					0.5	0.125	0.125	0.125	0.125	

Functional Zone: MAXIMUM EFFICIENCY SCENARIO	Version 2-2 New Site		Functional Units	Version 2-2 GGH Network Site		Version 2-2 WGH Network Site		Version 2-2 PPH Network Site		Version 2-2 BGH Network Site		V2-2	Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2					
				GGH	Functional Units	WGH	Functional Units	PPH	Functional Units	BGH	Functional Units						New	GGH	WGH	PPH	BGH	
8	ADMINISTRATION AND EDUCATION & TRAINING (Part - Embedded)	6.1												No change from Likely Scenario								
8.1	Administration	6.1.7	0.00	See stand alone facility	0.00	See stand alone facility	0.00	See stand alone facility	0.00	See stand alone facility	0.00	See stand alone facility	Requires further validation	Arithmetical error corrected for new site. Leaner metric adopted for standard module. Numbers reduced across the network sites	HBN 18	Archived	0	0	0	0	0	
8.2	Education & Training Satellite Hub(s)	6.1.8	765.70	3x Satellite Hubs, associated with IP, OP and W&C	255.23	1x Satellite Hubs per network site	255.23	1x Satellite Hubs per network site	255.23	1x Satellite Hubs per network site	510.47	1x Satellite Hub per network site plus dedicated PGMC	Hubs agreed 22:09:21 (PW/ER)	PGMC added to BGH	HBN 18	Archived	0	0	0	0	0	
8.3	Education & Training: Central Faculty / PGMEC		0.00	See stand alone facility	0.00		0.00		0.00		0.00		Moved to stand alone facility				0					
8.4	Research		0.00	See Ambulatory provision	0.00	See Ambulatory provision	0.00	See Ambulatory provision	0.00	See Ambulatory provision	0.00	See Ambulatory provision	See Third Party Operator category below. Proposed links with EBME need to be understood	No change from v1 to v2								
	Reserve Space		0.00	See Planning Contingency	0.00	See Planning Contingency	0.00	See Planning Contingency	0.00	See Planning Contingency	0.00	See Planning Contingency	A requirement to reserve a proportion of unallocated space on each site. For Network sites this is converting retained estate into low tech accommodation such as admin	Quantum to be agreed for each site								
			765.70																			
9	STAFF & VISITOR WELFARE	6.7												No change from Likely Scenario								
9.1	Welfare Hub	6.7.1	2,952.10	Final numbers subject to layout and adjacencies	780.41	Final numbers subject to layout and adjacencies (notional 5x per site)	850.46	Final numbers subject to layout and adjacencies (notional 5x per site)	1,340.85	Final numbers subject to layout and adjacencies (notional 5x per site)	1,480.96	Final numbers subject to layout and adjacencies (notional 5x per site)	New metrics apply created by v2 Staff Welfare Hub includes Staff On Call provision in v2	HBN 00-03 Fig 106 for on call room								
9.2	Staff Dining	6.7.2	650.27	180 covers	315.00	80 covers. Includes cafeteria	315.00	80 covers. Includes cafeteria	475.65	120 covers. Includes cafeteria	475.65	120 covers. Includes cafeteria	Shared staff and public facilities across network sites. V2.1 reduced quantum in line with reduced bed numbers		No specific reference		0	0	0	0	0	
			3,602.37																			
10	FACILITIES MANAGEMENT	6.8												No change from Likely Scenario								
10.1	FM Hub (Satellite Support)	6.8.1	1,811.36	Final numbers subject to layout and adjacencies	478.85	Final numbers subject to layout and adjacencies	521.83	Final numbers subject to layout and adjacencies	822.72	Final numbers subject to layout and adjacencies	908.69	Final numbers subject to layout and adjacencies	New metrics apply created by v2		No specific reference							
10.2	Kitchen Catering	6.8.2	800.00	Interpolated notional allowance based on 300 to 400 beds	450.00	Notional allowance up to 100 beds	450.00	Notional allowance up to 100 beds	600.00	Notional allowance based on 100 to 200 beds	600.00	Notional allowance based on 100 to 200 beds	No change from v1 to v2 V2.1 amended to reflect site bed numbers		No specific reference		0	0	0	0	0	
10.3	Linen & Laundry	6.8.3	0.00	Assume 3rd party operator off site	0.00	Assume 3rd party operator off site	0.00	Assume 3rd party operator off site	0.00	Assume 3rd party operator off site	0.00	Assume 3rd party operator off site	See proposed All Wales Laundry solution	No change from v1 to v2 V2.1 amended to reflect site bed numbers		No specific reference						
10.4	Waste	6.8.4	293.42	8x waste streams plus cleansing and admin facilities	97.81	8x waste streams, plus cleansing & admin	97.81	8x waste streams, plus cleansing & admin	146.71	8x waste streams, plus cleansing & admin	146.71	8x waste streams, plus cleansing & admin	Pro rata reduction across Network Sites		No specific reference		0	0	0	0	0	
10.5	FM Workshops	6.8.5	133.02	Based on 3x Workshops. Electrical incl as part of EBME	54.89	Based on single workshop	54.89	Based on single workshop	109.78	Based on 3x Workshops. Electrical incl as part of EBME	109.78	Based on 3x Workshops. Electrical incl as part of EBME	Pro rata adjustment made to the Network Sites		No specific reference		0	0	0	0	0	
10.6	Stores (Receipt & Distribution) In house - Catering, Linen & Sterile Services	6.8.6	0.00		0.00		0.00		0.00		0.00		No change from v1 to v2		No specific reference		0	0	0	0	0	
10.7	Stores (Receipt & Distribution) Outsourced - Catering, Linen & Sterile Services	6.8.7	581.09	Includes mail sorting, holding for Pharmacy, CSSD, Equipment, Catering, etc., plus admin and FM support (no AGVs)	193.697	Includes mail sorting, holding for Pharmacy, CSSD, Equip, Catering, FM admin & support	193.697	Includes mail sorting, holding for Pharmacy, CSSD, Equip, Catering, FM admin & support	290.5455	Includes mail sorting, holding for Pharmacy, CSSD, Equip, Catering, FM admin & support	290.5455	Includes mail sorting, holding for Pharmacy, CSSD, Equip, Catering, FM admin & support	Delivery times adjusted to suit RDC and variations in demand Assumes no AGVs operating on any site	Pro rata reduction across Network Sites	No specific reference		0	0	0	0	0	
			3,618.90														0.125	0.125	0.125	0.125	0.125	
11	EXTERNAL AND ANCILLARY AREAS	6.9												No change from Likely Scenario								
11.1	Ancillary Buildings	6.9.1	102.69	EMRTS support plus car parking management	0.00		0.00		0.00	EMRTS (Welsh Flying Medics) transfers to new site	0.00	Assumes existing off site helicopter arrangements continue	Assume EMRTS (Welsh Flying Medics) will transfer to New site	No change from v1 to v2	No specific reference		0	0	0	0	0	
	Mobile Imaging Vehicle - service connection point			x2 Includes DEXA Unit		x1 req'd		x1 req'd		x1 req'd		x1 req'd	Assume BGH helicopter off-site landing remains as existing	Provision added 1 Network Sites See also imaging above	HBN 6	01.01.01	0	0	0	0	0	
	See checklist items listed below																0	0	0	0	0	
			102.69																			
12	RESIDENCES													No change from Likely Scenario								
12.1	Safeguarding Short Stay		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Requires briefing and validation plus confirmed capacity	Move to stand alone facilities in v2			0	0	0	0	0	
12.2	Placement		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Requires briefing and validation plus confirmed capacity	Move to stand alone facilities in v2			0				0	
			0.00																			
														No change from Likely Scenario								
Sum of Gross Departmental Areas			49,163.79	49,163.79	10,865.85	10,296.97	10,296.97	18,143.62	20,779.04	20,779.04	60,085.48	60,085.48		Note: GDA as stated is Net of any engineering allowances				10.54	2.785	3.035	4.785	5.285
	Client Planning Allowance	10.00%	0.00%	0.00	Covered by Optimism Bias	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00										
	Plant	30.00%	25.00%	12,290.95	Includes Energy Centre	1,629.88	15.00%	1,544.55	15.00%	3,175.13	17.50%	3,636.33										
	Communication	17.50%	12.00%	5,899.66		1,303.90	12.00%	1,235.64	12.00%	2,177.23	12.00%	2,493.48										
	Gross Internal Area			67,354.40		13,799.63		13,077.15		23,495.99		26,908.86		MEP values validated 04/10/21								

Functional Zone: MAXIMUM EFFICIENCY SCENARIO	Version 2-2 New Site		Functional Units	Version 2-2 GGH Network Site		Version 2-2 WGH Network Site		Version 2-2 PPH Network Site		Version 2-2 BGH Network Site		V2-2	Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2															
	GGH	Functional Units		WGH	Functional Units	PPH	Functional Units	BGH	Functional Units	New	GGH						WGH	PPH	BGH													
6	MENTAL HEALTH (Part - Stand Alone)	6.6																														
6.1	Mental Health Unit	6.4.4	5,973.92		IP developed using a 12x bed module. Esf'd req't is for 37x adult, 2x CAMHS, 30x older adult, 3x LD, 8x PICU, 18x Low Secure (male), 3x place S136 suite Clinic Suite, Assessment & Day facilities	0.00		0.00		0.00			0.00													1	0	0	0	0		
6.3	CAMHS				IP req't included above																											
				5,973.92																												
9	STAFF & VISITOR WELFARE	6.7																														
9.1	Welfare Hub	6.7.1	280.22		Final numbers subject to layout and adjacencies	0.00		0.00		0.00			0.00																			
				280.22																												
10	FACILITIES MANAGEMENT	6.8																														
10.1	FM Hub (Satellite Support)	6.8.1	171.94		Final numbers subject to layout and adjacencies	0.00		0.00		0.00			0.00																			
				171.94																												
Sum of Gross Departmental Areas		97,724.84	6,426.08																													
Client Planning Allowance		10.00%	0.00%		Covered by Optimism Bias																											
Plant		30.00%	15.00%		Includes Energy Centre																											
Communication		17.50%	12.00%																													
Gross Internal Area			8,161.12																													

Note: GDA as stated is Net of any engineering allowances

MEP values validated 04/10/21

Functional Zone: MAXIMUM EFFICIENCY SCENARIO	Version 2-2 New Site		Functional Units	Version 2-2 GGH Network Site		Version 2-2 WGH Network Site		Version 2-2 PPH Network Site		Version 2-2 BGH Network Site		V2-2	Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2															
	GGH	Functional Units		WGH	Functional Units	PPH	Functional Units	BGH	Functional Units	New	GGH						WGH	PPH	BGH													
8	ADMINISTRATION AND EDUCATION & TRAINING (Part - Stand Alone)	6.1																														
8.1	Administration	6.1.7	3,482.64		400 place (includes Corporate Administration)	435.33	50 place per network site, (inc Primary care)	435.33	50 place per network site, (inc Primary Care)	435.33	50 place per network site	435.33	50 place per network site														0.25	0.125	0.125	0.125	0.125	
				3,482.64																												
9	STAFF & VISITOR WELFARE	6.7																														
9.1	Welfare Hub	6.7.1	70.05		Final numbers subject to layout and adjacencies	35.03	Final numbers subject to layout and adjacencies (notional 5x per site)	35.03	Final numbers subject to layout and adjacencies (notional 5x per site)	35.03	Final numbers subject to layout and adjacencies (notional 5x per site)	35.03	Final numbers subject to layout and adjacencies (notional 5x per site)																			
				70.05																												
10	FACILITIES MANAGEMENT	6.8																														
10.1	FM Hub (Satellite Support)	6.8.1	42.98		Final numbers subject to layout and adjacencies	21.49	Final numbers subject to layout and adjacencies	21.49	Final numbers subject to layout and adjacencies	21.49	Final numbers subject to layout and adjacencies	21.49	Final numbers subject to layout and adjacencies																			
				42.98																												
Sum of Gross Departmental Areas		178,630.05	3,595.68			491.85		491.85		491.85			491.85																			
Client Planning Allowance		10.00%	0.00%		Covered by Optimism Bias																											
Plant		30.00%	11.00%		Includes Energy Centre	54.10	11.00%	54.10	11.00%	54.10	11.00%	54.10	11.00%																			
Communication		17.50%	12.00%			59.02	12.00%	59.02	12.00%	59.02	12.00%	59.02	12.00%																			
Gross Internal Area			4,422.69			604.97		604.97		604.97			604.97																			

Note: GDA as stated is Net of any engineering allowances

MEP values validated 04/10/21

Functional Zone: MAXIMUM EFFICIENCY SCENARIO	Version 2-2 New Site		Functional Units	Version 2-2 GGH Network Site		Version 2-2 WGH Network Site		Version 2-2 PPH Network Site		Version 2-2 BGH Network Site		V2-2	Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2														
	GGH	Functional Units		WGH	Functional Units	PPH	Functional Units	BGH	Functional Units	New	GGH						WGH	PPH	BGH												
8	ADMINISTRATION AND EDUCATION & TRAINING (Part - Stand Alone)	6.1																													
8.3	Education & Training: Central Faculty / PGMEC		3,200.00		Notional allowance to include integrated health library, learning centre, seminar rooms, clinical skills suite, common rooms and resource rooms	0.00		0.00		0.00			0.00													0					
				3,200.00																											
Sum of Gross Departmental Areas		352,517.67	3,200.00																												
Client Planning Allowance		10.00%	0.00%		Covered by Optimism Bias																										
Plant		30.00%	11.00%		Includes Energy Centre																										
Communication		17.50%	12.00%																												
Gross Internal Area			3,936.00																												

Note: GDA as stated is Net of any engineering allowances

MEP values validated 04/10/21

Functional Zone: MAXIMUM EFFICIENCY SCENARIO	Version 2-2 New Site		Functional Units	Version 2-2 GGH Network Site		Version 2-2 WGH Network Site		Version 2-2 PPH Network Site		Version 2-2 BGH Network Site		V2-2	Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date	Hub Nos Version 2-2														
	GGH	Functional Units		WGH	Functional Units	PPH	Functional Units	BGH	Functional Units	New	GGH						WGH	PPH	BGH												
12	RESIDENCES																														
12.1	Safeguarding Short Stay		930.00		Units of 39x (3x double, 33x single, 3x storey)	930.00	Units of 39x (3x double, 33x single, 3x storey)	930.00	Units of 39x (3x double, 33x single, 3x storey)	930.00	Units of 39x (3x double, 33x single, 3x storey)	930.00	Units of 39x (3x double, 33x single, 3x storey)													0	0	0	0	0	
12.2	Placement		1,860.00		Units of 39x (3x double, 33x single, 3x storey)	0.00		0.00		0.00			0.00													0				0	
				2,790.00																											
Sum of Gross Departmental Areas		702,138.88	2,790.00			930.00		930.00		930.00			1,860.00																		
Client Planning Allowance		10.00%	0.00%		Covered by Optimism Bias																										
Plant		30.00%	11.00%		Includes Energy Centre	102.30	11.00%	102.30	11.00%	102.30	11.00%	102.30	11.00%																		
Communication		17.50%	12.00%			111.60	12.00%	111.60	12.00%	111.60	12.00%	111.60	12.00%																		
Gross Internal Area			3,431.70			1,143.90		1,143.90		1,143.90			2,287.80																		

Note: GDA as stated is Net of any engineering allowances

MEP values validated 04/10/21

Functional Zone: MAXIMUM EFFICIENCY SCENARIO	Version 2-2 New Site	Functional Units	Version 2-2 GGH Network Site		Version 2-2 WGH Network Site		Version 2-2 PPH Network Site		Version 2-2 BGH Network Site		V2-2
			GGH	Functional Units	WGH	Functional Units	PPH	Functional Units	BGH	Functional Units	

Issues and Assumptions	Change Control: Version 2.2	HBN Reference	HBN Status/Date
	Oct-21		

Hub Nos Version 2-2				
New	GGH	WGH	PPH	BGH

5-Site Summary

	v2-2	v2-2	v2-2	v2-2	v2-2	
Sum of Gross Departmental Areas	65,175.55	12,287.70	11,718.82	19,565.47	23,130.89	66,702.88
Gross Internal Area	87,305.90	15,548.50	14,826.03	25,244.87	29,801.63	85,421.03

Maximum Efficiency Scenario

Summary										
New Site		87,305.90								
GGH										85,421.03
WGH										
PPH										
BGH										
										172,726.93
EXTERNAL AND ANCILLARY AREAS										
Decontamination (ED)		Yes								
Major Incident Store		Yes								
Protected external link between Acute and MHU facilities	450.00	Yes	Notional allowance based on 150m x 3m							
Service Yard		Yes		Yes	Yes	Yes	Yes	Yes		
VIE/ Med Gases		[MEP]		[MEP]	[MEP]	[MEP]	[MEP]	[MEP]		
HV/LV Plant		[MEP]		[MEP]	[MEP]	[MEP]	[MEP]	[MEP]		
Transformers		[MEP]		[MEP]	[MEP]	[MEP]	[MEP]	[MEP]		
Standby Generator		[MEP]		[MEP]	[MEP]	[MEP]	[MEP]	[MEP]		
Fuel Storage		[MEP]		[MEP]	[MEP]	[MEP]	[MEP]	[MEP]		
Tank Storage		[MEP]		[MEP]	[MEP]	[MEP]	[MEP]	[MEP]		
Flammables / Solvent Stores		Yes		Yes	Yes	Yes	Yes	Yes		
Other Stores		Yes	TBC	TBC	TBC	TBC	TBC	TBC		
Grounds Maintenance		Yes		Yes	Yes	Yes	Yes	Yes		
Water Treatment		[MEP]		[MEP]	[MEP]	[MEP]	[MEP]	[MEP]		
Waste Compound		Yes		Yes	Yes	Yes	Yes	Yes		
Incineration Plant		TBC		TBC	TBC	TBC	TBC	TBC		
Sewerage Treatment		[MEP]		[MEP]	[MEP]	[MEP]	[MEP]	[MEP]		
Biogasifier		Yes	TBC	TBC	TBC	TBC	TBC	TBC		
Security Gatehouse (inc CCTV)										
Car Park Management		Yes		Yes	Yes	Yes	Yes	Yes		
Mobile medical vehicle		2x Docking		1x Docking	1x Docking	1x Docking	1x Docking	1x Docking		
Ancillary house keeping		Yes								
TRANSPORT & PARKING										
Visitors		Nos. TBC		Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC		
Accessible		Nos. TBC		Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC		
Drop-off		Nos. TBC		Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC		
Staff		Nos. TBC		Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC		
Motorbikes & Scooters		Nos. TBC		Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC		
Mobility vehicles		Nos. TBC		Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC		
Dedicated / On Call		Nos. TBC		Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC		
Car Share		Nos. TBC		Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC		
Taxi, PTS		Nos. TBC		Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC	Nos. TBC		
Public Transport Hub		Yes	TBC	TBC	TBC	TBC	TBC	TBC		
Helicopter		Yes	No	No	No	No	No	No		

Issues and Assumptions	Change Control: Version 2.1	HBN Reference	HBN Status/Date
	Oct-21		
Provisional request - site and design dependent	Requested at Focus Group meeting 24.06.21		
Required for BREEAM			
EMRTS transfers from PPH to New Hospital			

Functional Zone	Version 2-2 New Site	Functional Units	Version 2-2 Network Site				V2-2
			GGH	WGH	PPH	BGH	
13 THIRD PARTY OPERATORS, PARTNERSHIP ENTERPRISES and OTHERS							
Nursery	6.16	276.02	276.02	276.02	276.02	276.02	276.02
Research, Centralised Facility		2,100.00	0.00	0.00	0.00	0.00	0.00
All Wales Laundry - Main Site		0.00	0.00	0.00	0.00	0.00	0.00
		2,376.02					1,104.10
Sum of Gross Departmental Areas	2,376.02	2,376.02	276.02	276.02	276.02	276.02	1,104.10
Client Planning Allowance	10.00%	0.00%	0.00	0.00	0.00	0.00	0.00
Plant	30.00%	11.00%	30.36	30.36	30.36	30.36	121.45
Communication	17.50%	12.00%	33.12	33.12	33.12	33.12	132.49
Gross Internal Area		3,255.15	339.51	339.51	339.51	339.51	1,358.04

Issues and Assumptions	Change Control: Version 2.1	HBN Reference	HBN Status/Date
	Oct-21		
Assume 3rd party operator with HB revenue. Additional GDA allowance req'd if stand alone	No change in brief from Version 1 to Version 2	No specific reference	
Assume 3rd party operator (University or commercial interest)	No change in brief from Version 1 to Version 2		
Assumes the All Wales proposal is fully operational	No change in brief from Version 1 to Version 2		

Hub Nos Version 2-1				
New	GGH	WGH	PPH	BGH
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

Functional Zone	Version 2-2 New Site	Functional Units	Version 2-2 Network Site				V2-2
			GGH	WGH	PPH	BGH	
14 PALLIATIVE / LIFE LIMITING CARE							
Specialist Hospice					[xxx]		
Specialist Hospice						[xxx]	
							0.00
Sum of Gross Departmental Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Client Planning Allowance	10.00%	0.00%	0.00	0.00	0.00	0.00	0.00
Plant	30.00%	0.00%	0.00	0.00	0.00	0.00	0.00
Communication	17.50%	0.00%	0.00	0.00	0.00	0.00	0.00
Gross Internal Area		0.00	0.00	0.00	0.00	0.00	0.00

Issues and Assumptions	Change Control: Version 2.1	HBN Reference	HBN Status/Date
	Oct-21		
Ty Bryngwyn, Carmarthenshire	Existing facility added, assumed to remain as existing		
Skanda Vale, Ceredigion	Existing facility added, assumed to remain as existing		

Hub Nos Version 2-1				
New	GGH	WGH	PPH	BGH
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0