

Draft Capital Programme 2017/18

Provisional Budget for 2017-18

£ 7,550,000

Statutory Compliance Projects
 Risk Management Projects
 Backlog Maintenance Projects
 Information Technology Projects
 St. Ann's Redevelopment
 Estates Strategy Implementation
 Other Projects
Total (to be approved)
 Budget remaining

| Estates prioritisation | | |
|------------------------|-----------------|--------------------|
| CRG agreed | Reserve list | To Slip |
| £ 52,600 | £ - | £ 341,000 |
| £ 569,000 | £ 76,000 | £ 754,000 |
| £ 403,000 | £ - | £ 4,483,368 |
| £ 2,730,461 | £ - | £ - |
| £ 1,000,000 | £ - | £ 500,000 |
| £ 1,857,000 | £ - | £ - |
| £ 1,601,540 | £ - | £ 1,080,593 |
| £ 8,213,601 | £ 76,000 | £ 7,158,961 |
| -£ 663,601 | | |

Provisional Budget £5.85m plus of Baytree approx 1.7M

| Estates prioritisation by sector | | | |
|----------------------------------|-------------------|----------------|-------------------|
| | CRG agreed | Reserve list | To Slip |
| Barnet | £ 250,000 | £ - | £ 60,000 |
| Enfield | £ 2,353,440 | £ - | £ 1,780,615 |
| Haringey | £ 1,699,400 | £ - | £ 4,629,223 |
| Specialist | £ 163,700 | £ 31,500 | £ 164,123 |
| Trust Wide | £ 1,016,600 | £ 44,500 | £ 525,000 |
| IT | £ 2,730,461 | £ - | £ - |
| Total | £8,213,601 | £76,000 | £7,158,961 |

| CIRF | DETAILED SCHEMES | CRG agreed | Reserve list | To slip | PRIORITY (H,M,L) | Comments re Estates prioritisation | Borough |
|--|---|-----------------|--------------|------------------|------------------|---|---------|
| STATUTORY COMPLIANCE PROJECTS | | | | | | | |
| | Fire Safety Works - Upgrade fire alarm system (SAH) | | | £ 55,000 | High | Not a life threatening issue | H |
| | DDA Compliance (TW) | £ 12,600 | | | Medium | | TW |
| | Legionella Works - Re pipe 4 - No wards water services due to Legionella risk (SAH) (£326K) | £ 40,000 | | £ 286,000 | High | Mitigation £40K | H |
| TOTAL STATUTORY COMPLIANCE PROJECTS | | £ 52,600 | £ - | £ 341,000 | | | |
| RISK MANAGEMENT PROJECTS | | | | | | | |
| | PLAGE Works (TW) | | | TBA | | -Work identified during inspection, CIRF should be completed- | TW |
| | Ligature prevention works | £ 380,000 | | | | As per 5yr plan amended January 17 | TW |
| | Lucas House Access control (£30K) | | | £ 30,000 | Low | Low risk service line bid | E |

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|------|--|------------|--------------|-----------|-----------------------------|--|---------|
| | Key Tracker Special Services (Camlet 1, Regent House, Devon Ward and blue Nile House (CFH) | | £ 31,500 | | | Service line bid | S |
| | Upgrade of various intruder alarm systems SAH and CFH | | | £ 45,500 | Medium | Alarms will not accept personalised codes | TW |
| | Upgrade of external CCTV cameras on all sites | | £ 34,500 | | Medium | Cameras do not produce sharp images, recommendation to improve standards | TW |
| | Installation of Panic Alarms (TW) | £ 144,000 | | £ 261,000 | | CQC action plan To carry out under 3 year plan 1st year to carry out works where no personal alarms identified, the remainder to be carried out during following 2 years | TW |
| | Trust Wide CCTV | | | £ 143,500 | | Not a priority at the moment | TW |
| | CCTV Camlet 3 (CFH) (£60.5K) | | | | | Service uses requests received. | S |
| | CCTV Thames Ward (£8K), Trent Ward £(EDG) (8.4K) | | | | | | B |
| | CCTV Silver Birches (CFH)(£16K) | | | | | | E |
| | CCTV Finsbury Ward, (£15.1)Fairland Ward (£16.2K), Haringey Assessment £19.3K)(SAH) | | | | | | H |
| | Electrical infrastructure upgrade works following 5 year electrical test (CFH) | £ 25,000 | | | | | E |
| | Reline road marking (T/W) | | | £ 25,000 | Medium | Can wait another year | TW |
| | Trips & Falls (TW) | | £ 10,000 | | Medium | Without funding leaves us liable to litigation | TW |
| | Roof Repairs (TW) | £ 20,000 | | | Low | | TW |
| | Roof repairs to P Block (SAH) | | | £ 67,000 | Ongoing repairs as and when | Put on hold subject to St. Ann's redevelopment | H |
| | Roof repairs to Block 38 Old Boiler House (SAH) | | | £ 54,000 | Medium | Put on hold subject to St. Ann's redevelopment | H |
| | Ducts under J Block require access above pump | | | £ 28,000 | Low | | H |

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|---------------------------------------|---|------------|--------------|-----------|------------------|---|---------|
| | Boarding up of empty property at TW | | | £ 100,000 | Low | Empty property's on St. Ann's Hospital Site and indeed across the Trust are at risk of being occupied by squatters, a decision has been made not to board any empty property's because of the deprivation visual impact that this will have on the site. All empty buildings have been secured ensuring that all windows and doors have been locked and access has been restricted to one door, Security Officers are regularly conducting both internal and external patrols of all empty buildings and these are logged on the security's daily occurrence book, Also the Intruder Alarm systems are being armed on those buildings where the mains is been kept on. Regular daily patrols continue to be in place, no change of risk. we have had several incidences of drug users accessing vacated buildings adhoc boarding up has taken place. CRG agreed not to go ahead | H |
| TOTAL RISK MANAGEMENT PROJECTS | | £ 569,000 | £ 76,000 | £ 754,000 | | | |
| BACKLOG MAINTENANCE PROJECTS | | | | | | | |
| | Minor Ward Refurbs of Ward Programme (T/W) (Provision for areas to be identified) (previously cyclical decoration) | £ 250,000 | | | High | Minor refurbs, possible £100K required from revenue) | TW |
| | Energy Conservation (T/W) | | | | | | |
| | BMS (TW) - P Block (£6K) | | | £ 6,000 | Low | | H |
| | Energy zoning K Block (SAH) (£36K) | | | £ 36,000 | Low | | H |
| | PV Cornwall Villa (CFH) (£40K) | | | £ 40,000 | Low | | E |
| | LED lighting main hospital corridor (SAH)(£6.8K) | | | £ 6,800 | Low | | H |
| | Zone controls Chase Building (CFH) (£15.4) | | | £ 15,400 | Low | | E |
| | Double glazed secondary windows for chase building link corridors (CFH) (£82K) | | | £ 82,000 | Low | | E |
| | Kingswood Gym LED lighting (CFH) | | | £ 15,000 | Low | | S |
| | Backlog M & E (TW) | | | | | | |
| | Replace non compliant Victoria Day unit light holders (£13.7k) | | | £ 13,700 | Medium | New computers make this less of an issue | H |
| | Replacement boiler & modify controls Ivy House (CFH)(£8K) | £ - | | | High | Should be completed in 2016-17 | E |

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|------|--|------------|--------------|-----------|------------------|--|---------|
| | Warwick Day centre Overhaul existing heating pump set | £ - | | | Medium | Should be completed in 2016-17 | E |
| | Camlet 2 replace old control heating system | | | £ 9,400 | Medium | Heating working at present but could breakdown | S |
| | To repair leak on 500KVa Transformer | £ - | | | Medium | Should be completed in 2016-17 | E |
| | Replacement boilers Camlet 1 (CFH)(£68.2K) | | | £ 68,200 | Low | | S |
| | Replacement boilers Lucas House (£42K) | | | £ 42,000 | Low | | E |
| | Derwent damp repairs, Regent House, (CFH) (£25K) | £ 100,000 | | | Low | Subject to using Seacole to decant | S |
| | Finsbury Ward - replacement of radiators and heating pipework (£90K) | | | £ 90,000 | Medium | Put on hold subject to St. Ann's redevelopment Currently meeting heating standards ongoing maintenance to secure leaks | H |
| | Haringey Ward - replacement of radiators and heating pipework (£90K) | | | £ 90,000 | Medium | Put on hold subject to St. Ann's redevelopment Currently meeting heating standards ongoing maintenance to secure leaks | H |
| | Replacement of radiator covers Haringey Ward (£30K) | | | £ 30,000 | Medium | Put on hold subject to St. Ann's redevelopment Covers have been secured | H |
| | Fairland Ward - replacement of radiators and heating pipework (£90K) | | | £ 90,000 | Low | Put on hold subject to St. Ann's redevelopment | H |
| | Phoenix Ward - replacement of radiators and heating pipework (£90K) | | | £ 90,000 | Low | Put on hold subject to St. Ann's redevelopment | H |
| | Street Lighting (SAH) | | | £ 60,000 | Low | | H |
| | Street Lighting upgrade (CFH) | | | £ 8,000 | Low | | E |
| | Collapse storm drain by Mulberry House (£8K) | | | £ 8,000 | Low | | H |
| | Collapse drainage back of Halliwick/Orchard SAH (£12K) | | | £ 12,000 | Low | | H |
| | G & H Block Heating (£180K per block) | | | £ 360,000 | Low | | H |
| | Ken Porter - Replacement of doors to internal garden (Bar) (20K) | | | £ 20,000 | Medium | Currently using alternative door. | B |
| | Replace flooring in SAH corridor (£36K) | | | £ 36,000 | Low | Mitigation process in place | H |
| | Rewiring of Child development Centre M Block | | | £ 32,831 | Low | Have replaced fuseboard reducing risk electric shock | H |
| | Emergency Lighting Chase Building | £ 17,600 | | | Medium | Mitigation against 4.1.14 Requirement of HTM, Lights expected to be delivered to site prior to end March 2017 | E |

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|------|---|------------|--------------|-------------|------------------|--|---------|
| | Replacement Lighting Chase Building exc emergency | | | £ 189,952 | Medium | See above | E |
| | Replacement light fittings G & H Block | | | £ 23,572 | Medium | Obsolete fittings | H |
| | Replace lighting within Silver Birches | £ - | | £ 50,113 | Low | Should be completed in 2016-17 | E |
| | Replacement outer airlock doors to wards in Chase Building (CFH) | | | £ 28,000 | Medium | Inner airlock doors replaced in 15/16. | E |
| | Refurbish G and H blocks toilets (SAH) | £ 35,400 | | | Medium | Currently no disabled toilets within block | H |
| | Replacement of Wall Cladding to PVC in Rowan Court (St.M) | | | £ 15,000 | Low | | E |
| | Replacement of windows Lucas House £480K | | | £ 480,000 | Medium | To replace the windows in Lucas House they are old sing | E |
| | Electrics New Generator and switch for SAH £1.044M | | | £ 1,044,000 | High | Can wait further year - The electrical switch gear is 35 years old and the electrical generator is 20 years old and due to increased demand on the electrical load has reached its capacity and is no longer as reliable as a modern health care environment would demand , we have been managing with the expectation that the redevelopment of the SAH site will only be 3 years away for 4 years this is no longer a valid assumption and estates would recommend we bring forward a new generator with a new switch located at the south end of the site between G and H block | H |
| | Boilers new decentralized boiler system for N,O and J blocks SAH £626.4K | | | £ 626,400 | Medium | Due to redevelopment this can wait another year The electrical switch gear is 35 years old and the electrical generator is 20 years old and due to increased demand on the electrical load has reached its capacity and is no longer as reliable as a modern health care environment would demand , we have been managing with the expectation that the redevelopment of the SAH site will only be 3 years away for 4 years this is no longer a valid assumption and estates would recommend we bring forward a new generator with a new switch located at the south end of the site between G and H block Changes agreed at CRG 16-3-16 | H |

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| | Water To provide a new low level storage tank to reduce legionella risk to breed (SAH) £765K | | | £ 765,000 | Medium | Can wait further year - The current situation is that the down water services for the trust are supplied from the high level water storage tank in the west side of the site and due to the continued decanting of the site it has now resulted in extremely long water main runs before the down water service get to a operational building and a meaning full water circulation can occur this situation increases the risk of stagnation and the possibility for legionella to breed. We have been managing with the expectation that the redevelopment of the SAH site will only be 3 years away for 4 years this is no longer a valid assumption and estates would recommend we bring forward a new low level storage tank until the hospital development is realized approx. Changes agreed at CRG 16-3-16 | H |
| TOTAL BACKLOG MAINTENANCE PROJECTS | | £ 403,000 | £ - | £ 4,483,368 | | | |
| IM&T PROJECTS | | | | | | | |
| IT | End-user devices - Mobile phones | £ 15,000 | | | | | IT |
| IT | End-user devices - Tablets | £ 850,000 | | | | | IT |
| IT | RIO improvement - Up grades | £ 150,000 | | | | | IT |
| IT | Infrastructure projects - Network Risk mitigation | £ 400,000 | | | | | IT |
| IT | Infrastructure projects - Small change requests | £ 100,000 | | | | | IT |
| IT | Substantive Capitalised pay - Include variation in capitalisation | £ 440,461 | | | | | IT |
| IT | Business solutions - | £ 225,000 | | | | | IT |
| IT | IT Infrastructure transformation - HP | £ 250,000 | | | | | IT |
| IT | IT Infrastructure transformation - Trust costs | £ 50,000 | | | | | IT |
| IT | IT Infrastructure transformation - Mobility Project | £ 250,000 | | | | | IT |
| TOTAL IM&T PROJECTS | | £ 2,730,461 | £ - | £ - | | | |

23/03/2017

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| ST ANNS REDEVELOPMENT | | | | | | | |
| C501 | Fees for the appointment of a Design Team regarding land sales to implement Clinical Strategy | TBA | | | High | Awaiting information from Andrew Wright | H |
| C811 | SAH Redevelopment - New Build | | | | | | H |
| | Outline design (P21+ stage 2) | £ 250,000 | | | | | H |
| | Detailed design (P21+ stage 3) | £ 750,000 | | | | | H |
| | Construction stage | | | TBA | Low | | H |
| | SAH Road Infrastructure (new entrance) | | | £ 500,000 | Low | | H |
| TOTAL ST ANNS REDEVELOPMENT | | £ 1,000,000 | £ - | £ 500,000 | | | |
| ESTATES STRATEGY IMPLEMENTATION | | | | | | | |
| | Upgrade of S136 suite CFH | £ 87,000 | | | | Awaiting confirmation of brief from Service line (could go up to £115K) | E |
| | Relocation of services Canning & Burgoyne Rd to SAH | £ 624,000 | | | | Awaiting plan for when these works are to be carried out | H |
| | Relocation of services Top floor DSU to Springwell | £ 250,000 | | | | Awaiting plan for when these works are to be carried out | B |
| | Relocation of services, Town Clinic and Rowan to CFH, top floor DSU to Springwell, Moorfields to (TBA) | £ 896,000 | | | | Awaiting plan for when these works are to be carried out | E |
| TOTAL ESTATES STRATEGY IMPLEMENTATION | | £ 1,857,000 | £ - | £ - | | | |
| OTHER PROJECTS | | | | | | | |
| | Re-provision of Waste Compound (CFH) | | | TBA | Low | | E |

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| | Listening Into Action (TW) (Dragon's Den) (TW) | £ 50,000 | | | Low | | TW |
| | Haringey Ward replacement of seclusion room doors | | | £ 25,000 | | Service line requirement aesthetics | H |
| | Magnolia Unit equipment (St.M) | | | | | Service line requirement aesthetics | E |
| | Dementia Awareness initiative (Provision) (TW) | | | £ 50,000 | | Awaiting dementia lead to advise programme of works | TW |
| | Provision of Laundry Store (CFH) | | | TBA | | May be required following decision regarding retender of services by Trust and Royal Free | E |
| | Signage whole site SAH | | | £ 65,000 | Low | | H |
| | Repair of beds in Magnolia Ward (St.M) | | | £ 8,300 | Medium | On going maintenance | E |
| | Replacement of Burgoyne Road fence | | | £ 11,000 | Low | | H |
| | Replacement of Crown Lane fence | | | £ 14,550 | Low | | E |
| | Electrical infrastructure Chase Village (CFH) | | | £ 500,000 | Low | | E |
| | Changing vision panels | £ 160,000 | | | | CQC requirement | TW |
| | Work to be identified following Independent review of Avon Ward (replacement of Ceiling tiles) budget cost £40K | | | £ 40,000 | | | B |
| | Rollout program patient self catering in Forensic unit £75K | £ 25,000 | | £ 50,000 | | No clinical update for Fennal Ward | S |
| | Security Review being carried out following incident in the Forensic (£21.1K) | | | | | No clinical update | S |
| | Securing all openings in Greentrees (SAH) to prevent illegal entry (£20.4K) | | | | Low | See boarding up of empty properties trust wide | H |
| | Paprika ward convert bathroom to shower | | | | | Carried out by service | E |
| | Replacement collapsed drain by Magnolia Ward | | | | Low | Carrying out in 2016-17 as part of another project | E |
| | Works to electrical Pillar feeds St. Michaels | | | £ 17,300 | Medium | Pillars are chained up to prevent access | E |
| | Provision of a locked rehab in Enfield | £ 1,300,000 | | | | Provisional costs waiting CCG approval | E |

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|-----------------------------|---|--------------------|--------------|--------------------|------------------|---|---------|
| | Suffolk Additional bedroom | | | £ 260,000 | | No clinical update | E |
| | Ward moves (Somerset, Derwent, Devon & Avon) | TBA | | | | No clinical update | TW |
| | Suffolk & Sussex ward environment | | | | | Carrying out in 2016-17 | E |
| | Reprovision of Soft FM (2019-20) CFH | | | TBA | Low | May be required following decision regarding retender of services by Trust and Royal Free | E |
| | Magnolia Unit - Replace Standing Frame | £ 6,840 | | | Medium | Replacement of standing frame for | E |
| | Camlet 1, Mint Ward and Kingswood Centre Perimeter fence | | | £ 21,523 | Low | From CIRF CRG 31 Jan 17 | S |
| C819 | Camlet 1, Camlet 3, Regent House Security (Access control) | £ 38,700 | | | Low | From CIRF CRG 31 Jan 17 Camlet 1 completed to be completed in 2016-17 budget reduced by £14K0 | S |
| | Traffic Signage, Line Marking-Directional Arrows and Give Way Markings (TW) | | | £ 17,920 | Low | From CIRF CRG 31 Jan 17 | H |
| | IAPT - Pine Lodge sound reduction in consultation rooms | £ 21,000 | | | | Service line request no CIRF received. | E |
| TOTAL OTHER PROJECTS | | £ 1,601,540 | £ - | £ 1,080,593 | | | |