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Connétable Mike Jackson
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BY EMAIL

2 October 2019

Dear Connétable Jackson

Central Services Property Refurbishment – Five Oaks

I refer to your letter of 19 September 2019 and would respond as follows:

1. *What parts of the service infrastructure need to be replaced?*

The existing two steam boilers that serve both the laundry site and the sterile services department date back to the original laundry installation and are over 26 years old.

The original installation was designed to deliver three boilers - N+1+1; this was intended to provide service resilience in the case of one boiler being down for servicing and one of the remaining boilers suffering a fault. Unfortunately, the third boiler at the time was 'value engineered' out so there are only two.

This project will install the required third boiler while enabling full replacement of the existing two. Along with the boiler overhaul, the Five Oaks site will also benefit with a new back-up electrical generator. The site currently does not support any back-up generation.

The current boiler control equipment is obsolete and parts are no longer available; this means that the communication back to the central alarm centre is prone to failure.

The fuel tanks supplying the boilers were inspected in 2018; these also require extensive repair or replacement due to the wall thickness of the steel having deteriorated over time.

Sterile Services Department has a smaller 2000lb boiler, which it ran off for many years. Unfortunately, since the PPSR and BG01 regulations, this can no longer be run unmanned

due to its lack of control equipment. Following the proposed new boiler project, this would be decommissioned and the space made available for new equipment.

While this 24-month programme of works is delivered, HCS Estates will also be undertaking capital equipment replacement of essential laundry assets – barrier washer and ironer line.

2. What is the breakdown of the £2m requested funding for 2020? What will this cover?

During 2019, HCS Estates will be working alongside TNG Consultants which has drafted a design feasibility to incorporate the above infrastructure projects. The initial delivery programme is c.24 months with a forecasted spend of £3.5m, inclusive of new plant, equipment and professional fees. The £2m and £1.5m split is the anticipated project spend over the duration of the project as this will be a multiphase programme of works. The detail of this is currently being worked on by the design teams.

3. What is the breakdown of the £1.5m requested funding for 2021? What will this cover?

As question 2.

4. Will new infrastructure be installed at Five Oaks as part of this work?

Yes – three new steam boilers, back-up electrical generation and the upgrade or replacement of above- and below-ground pipework designed to current regulations. The new purpose-built extension will house the third boiler.

This project will also enable the infrastructure to be 'sound' and 'reliant' enough for HCS Estates to complete the awaited capital equipment replacement of essential laundry plant and equipment.

5. Why has it taken until the key support services, later described as "essential", started to have "failing mechanical and electrical systems" for action to be taken on this?

The current HCS Estates Manager has championed this project since he was appointed 18 months.

HCS Estates was advised to expect no more than five years' continuous service from the last repair in 2017. This gave time to put a replacement programme in place which it has been pursuing since then. The estimated replacement programme will take two years.

6. Are there other facilities in this area that have not received funding within this project that will need to be renovated in the coming years?

There are no other HCS facilities at Five Oaks other than the Stores, Sterile Services and Laundry. However, 2020-2023 Backlog Maintenance funding will be used across the campus to maintain the internal and external fabric of the buildings along with items identified in the 2019 Q2 Condition Survey Reports, which forms part of HCS's ongoing maintenance programme.

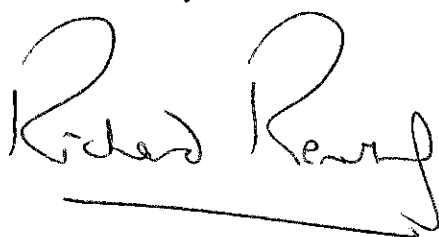
- 7. Do you foresee that these services will remain at the property in Five Oaks in the long-term or are you considering moving these services into our future hospital?**

The Five Oaks Campus is seen as HCS's main community base for its engineers for the foreseeable future, as it was under the previous future hospital proposals.

- 8. Are you confident that the level of funding requested is sufficient to enable the project to meet its stated aims?**

I am advised this is the case.

Yours sincerely

A handwritten signature in black ink that reads "Richard Renouf". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

**Deputy Richard Renouf
Minister for Health and Social Services**

