

Jersey Future Hospital Project

Outline Business Case

Appendix 6 – Six Facet Survey 2015 – Project Board Summary

Document Control

Version	Date Issued	Summary of Changes	Author
V1	27.9.17	Document compilation	N Aubrey
V2	24.10.2017	Contents updated and template renamed	T Nicholls

1 Document History

3e Six Facet Survey Outcome

1.1 Document Location

The source of the document will be found at this location:

\\ois.gov.soj\sojdata\HSS_FutureHospital\Future Hospital - Delivery Team\Hospital Feasibility Study Project\1.0 Governance\1.4 Project Board\2015\15-11-04



1.0 Revision History

Revision date	Previous revision date	Summary of Changes	Changes marked
29/10/2015	-	Project Board draft.	No

1.3 Approvals

This document requires the following approvals:

Signed approval forms will be filed appropriately in the project filing system.

Name	Signature	Title	Date of Issue	Version
W.Gardiner		Project Director – Delivery	29/10/2015	1.0
B. Place		Project Director – Health Brief	29/10/2015	1.0

1.4 Distribution

This document has been distributed to:

Name	Title	Date of Issue	Version
J. Richardson	Chief Executive Officer	02/11/2015	1.0
Project Board			
R. Bell	Senior Responsible Owner (Funding / Delivery)	02/11/2015	1.0
J. Garbutt	Senior Responsible Owner (Brief)	02/11/2015	1.0
R. Foster	Senior Supplier	02/11/2015	1.0
H. O’Shea	Senior User	02/11/2015	1.0
J. Rogers	Designated Senior Responsible Owner	02/11/2015	1.0
Assurance to the Board			
J. Turner	Value for Money (Brief)	02/11/2015	1.0
R. Williams	Commissioning	02/11/2015	1.0
A. Rogers	Value for Money (Funding)	02/11/2015	1.0
Project Team			
B. Place	Project Director (Health Brief)	02/11/2015	1.0
W. Gardiner	Project Director (Delivery)	02/11/2015	1.0
T. Langdon	Lead Partner - Lead Advisor (GMS)	02/11/2015	1.0
N. Aubrey	Director CR004 – Lead Advisor (GMS)	02/11/2015	1.0
S. Howard	HSSD Finance Lead	02/11/2015	1.0
G. Le Sueur	Client Lead – Engineering Services	02/11/2015	1.0
G. Underwood	Design Champion - Independent	02/11/2015	1.0

General Hospital.

Six Facet Building Survey 2015.

Background

It is essential that the physical condition of the fabric and infrastructure of the estate is accurately assessed and maintained to ensure it is fit for purpose and provides a safe environment for patients and staff. To this end the States of Jersey commissioned Sweett Group to carry out a standard Six Facet Survey on the General Hospital.

Purpose.

Thorough six-facet surveys are undertaken to enable appraisal with regard to fitness for purpose for health care buildings in terms of use, condition and compliance.

The six facets which are assessed and ranked are:

- physical condition
- functional suitability
- space utilisation
- quality
- fire, health and safety requirements (reported as fire and health and safety); and
- Environmental management.

(See: Appendix 1.0 for detailed definitions and ranking.)

Summary of significant findings of the Six Facet Survey

Block A. Parade Building. (1987)	Gross floor area = 11,472 m ²
Block B. 1960 Wing Building. (1960)	Gross floor area = 4,028 m ²
Block C. Granite & Gatehouse Building. (1860 & 1877)	Gross floor area = 4,852 m ²
Block D. Peter Crill House Building. (1950)	Gross floor area = 4,121 m ²
Block E. Gwyneth Huelin Wing Building. (1979)	Gross floor area = 9,354 m ²
Block F. Pathology/Pharmacy/Kitchen. (1983)	Gross floor area = 3,194 m ²
Block G. Engineering Building. (1980)	Gross floor area = 1,541 m ²

Gross floor area = 38,557m²

(See: Appendix 2.0 for detailed building chronological order).

Dated: 30/10/2015

The 2015 Six Facet Survey is still in draft as the final report has not as yet been validated and accepted, additional information has been supplied to the surveyors for inclusion in to the report. This may increase the estimated overall costs and see a lower ranking of some of the facets.

The method of analysis for the reports is based on, the current NHS Health Building Notes [HBN] and Health Technical Memorandum [HTM] standards. Older facilities will fall short of these benchmarking standards due to changes since the original design. Also financial pressures at the time of building design have not always permitted full compliance with HBN's and HTM's.

2015 Six Facet Survey
General Hospital Site

Summary of Six Facet Ranking and Estimated Costs.

Building Block	Year of Build	Physical Condition	Functional Suitability	Space	Quality	Statutory - Overall Fire Assessment	Statutory - Overall Health and Safety Assessment	Energy	Year 0	Year 1	Year 2	Year 3	Year 4	Building Block Cost 0-5 Years	Building Block Cost 5-10 Years	Building Block Cost 0-10 Years	
Blk A, Parade Building	1987	C	D	F	C	C	C	C	£11,293,400	£ 379,559	£ 2,128,504	£ 1,787,497	£ -	£15,588,960	£ 1,362,448	£16,951,407	
Blk B, 1960 Wing Building	1960	C	C	F	C	C	C	C	£ 4,299,116	£ 94,319	£ 199,495	£ 8,216	£ 530,938	£ 5,132,083	£ 574,896	£ 5,706,980	
Blk C, Granite Building & Garthouse	1860	C	D	O	C	C	B	C	£ 2,650,373	£ 116,714	£ 518,341	£ 322,315	£ 3,007	£ 3,610,749	£ 1,795,754	£ 5,406,503	
Blk D, Peter Cill House Building	1950	C	B	F	C	B(C)	B(C)	C	£ 2,597,505	£ -	£ 23,565	£ 52,105	£ 753	£ 2,673,928	£ 979,427	£ 3,653,355	
Blk E, Gwyneth Huelin Wing Building	1979	C	C	F	C	C	C	C	£ 1,159,303	£ 6,355,226	£ 907,180	£ 312,760	£ 2,040,931	£10,775,399	£ 2,225,691	£13,001,090	
Blk F, Pathology/Pharmacy/Kitchen	1983	C	D	O	D	C	C	C	£ 3,546,799	£ 3,051,247	£ 296,907	£ 279,562	£ 289,061	£ 7,463,576	£ 9,851,732	£17,315,308	
Blk G, Engineering Building	1980	C	C	O	D	C	B(C)	D	£ 2,643,333	£ 16,169	£ 114,072	£ 60,289	£ 1,832	£ 2,835,694	£ 427,858	£ 3,263,552	
Yearly Costs									£ 28,189,828	£ 10,013,234	£ 4,188,063	£ 2,822,743	£ 2,866,522	£ 48,080,390	£ 17,217,805		
Year on Year Costs									Year 0	Year 1	Year 2	Year 3	Year 4	Total Cost Year 0-5	Total Costs Year 0-10		
									£ 28,189,828	£ 38,203,062	£ 42,391,125	£ 45,213,868	£ 48,080,390	£ 48,080,390	£ 65,298,195		

Date: 30/10/2015

The 2015 Six Facet Survey is still in draft as the final report has not as yet been validated and accepted, additional information has been supplied to the surveyors for inclusion in to the report. This may increase the estimated overall costs and see a lower ranking of some of the facets.

Costs excluded from above:

- provision of/ or alteration to decant spaces;
- phasing costs;
- provision of temporary mechanical and electrical services;
- accelerated works costs;
- additional nursing/ FM costs due to phasing/decanting; and
- no development works allowance within the costs identified.

General Hospital six facet survey Blocks A-G

General Hospital. Blk A. Parade Building. (1987)

Physical Condition.

Rated C - operational but major repair or replacement will be needed soon, that is, within three years for building elements and one year for engineering elements.

The main 'significant risk' issues are regarding:

- external building fabric nearing the end of its intended life, requiring major refurbishment works to roofs, windows and external doors;
- mechanical and electrical plant and systems have exceeded the design life and require major infrastructure replacement within the building; and
- Internal finishes ceilings, floor and wall coverings, clinical storage units and worktops, require replacement to comply with current infection and control standards.

Functional Suitability.

Rated D - unacceptable in its present condition.

Failings noted under this facet include:

- for space standards to be met, major building adaption, with additional extension required for the provision of firefighting lifts and sprinkler system. (It is likely the cost of such a refurbishment would be in excess of rebuilding);
- building provides limited storage for medical furniture/equipment, consumables, laundry and waste products; and
- Very limited parking (rated as D/X).

Space Utilisation.

Rated F - Fully used - A satisfactory level of utilisation.

Significant findings noted under this facet include:

- single and six bedded bay spaces are significantly below the current standards;
- staff observation of patients is compromised by internal room layouts;
- conversion of the six bedded bays to single rooms would be seriously challenged by position/spacing of building structure and existing electrical/mechanical service risers;
- limited visitor space on the lower floors; and
- Lack of automatic doors, which impedes staff, visitors and trolley traffic.

Quality.

Rated C - a less than acceptable facility requiring capital investment.

Failings noted under this facet include:

- interior layout and finishes are considered to provide a less than acceptable environment for modern clinical standards; and

- neutral colour scheme are required throughout, contrasting colour schemes to aid visually impaired patients to move through the building safely.

General Hospital. Blk A. Parade Building. (1987)

Fire, Health and Safety requirements. (Facet split into Fire and Health and Safety)

Fire Assessment.

Rated C - building with known contravention of one or more standards which falls short of B.

The main high risk concerns are:

- fire rating/performance of doors, glazing and compartments are not compliant with current standards;
- major refurbishment works, will require building extension to accommodate escape lifts and a sprinkler system;
- site fire alarm detection system is failing requiring immediate replacement; and
- Identification of all ductwork containing fire dampers to be tested to current standards.

Health and Safety assessment.

Rated C - building with known contravention of one or more standards which falls short of B.

The significant items identified under statutory – overall health and safety assessment:

- roof, fall arrest system required to comply with good practice;
- testing of electrical systems, to comply with current regulations is difficult due to electrical infrastructure design, lack of alternative electrical supply;
- maintaining and tested emergency lighting installations, in accordance with regulations is difficult to achieve with current system design;
- control of legionella with the current water systems is difficult to achieve and demanding on resources; and
- Safe hot water and surface temperatures is difficult to manage with existing radiators and water outlets.

Environmental Management.

Rated C - 66 – 75 GJ per 100 cubic metres.

Failings noted under this facet were:

- energy measures incorporated largely on an ad hoc basis;
- windows are failing;
- heating system is not to modern standards with lack of localised controls; and
- Building management system (BMS) design life exceeded.

Blk B. 1960 Wing Building. (1960)

Physical Condition.

Ranked C - operational but major repair or replacement will be needed soon, that is, within three years for building elements and one year for engineering elements.

The main 'significant risk' issues are regarding:

- structural survey required, cracks in concrete floor planks and steel corrosion evident;
- external building fabric nearing the end of its intended life, requiring major refurbishment works to roofs, windows and external doors; and
- Mechanical and electrical plant and systems have exceeded the design life and require major infrastructure replacement within the building.

Functional Suitability.

Rated C - not satisfactory, major change needed;

Failings noted under this facet include:

- building provides limited storage for medical furniture/equipment, consumables, laundry and waste products;
- dimensions and spatial layout of the majority of rooms are below the size recommended; and
- Theatre 4 is approximately 28 metres square, (standard general theatre floor area 55 metres square).

Space Utilisation.

Rated F - Fully used - A satisfactory level of utilisation.

Significant findings noted under this facet include:

- the 1960's Wing is considered to be generally Fully Used; and
- 4th floor (Robin Ward) is currently vacant and under refurbishment.

Quality.

Rated C - a less than acceptable facility requiring capital investment.

Failings noted under this facet include:

- Lack of storage space on the 1st floor level, resulting in medical furniture/equipment, consumables, laundry and waste products being stored in corridors, provision of dedicated storage area required.

Provision of new/refurbished areas noted under this facet:

- under construction 2 N° temporary theatres & minor refurbishment to Paediatric Ward; and
- Refurbished areas include: ED (2010), ITU (2013), Mammography/oncology (2013/14).

Blk B. 1960 Wing Building. (1960)

Fire, Health and Safety requirements. (Facet split into Fire and Health and Safety)

Fire Assessment.

Rated C - building with known contravention of one or more standards which falls short of B.

The main high risk concerns are:

- isolated areas are deemed not to meet current fire safety standards, upgrade in accordance with current standards;
- Items stored in corridor areas impede the means of escape;
- travel distance exceeds maximum distance stated regulations; consultation with Fire Officer required;
- further investigation into compartmentation above suspended ceilings;
- site fire alarm detection system is failing requiring immediate replacement; and
- Identification of all ductwork containing fire dampers to be tested to current standards.

Health and Safety assessment.

Rated C - building with known contravention of one or more standards which falls short of B.

The significant items identified under statutory – overall health and safety assessment:

- testing of electrical systems, to comply with current regulations is difficult due to electrical infrastructure design, lack of alternative electrical supply;
- maintaining and tested emergency lighting installations, in accordance with regulations is difficult to achieve with current system design;
- control of legionella with the current water systems is difficult to achieve and demanding on resources; and
- Asbestos removal ongoing, areas tested/labelled and included on Asbestos Register.

Environmental Management.

Rated C - 66 – 75 GJ per 100 cubic metres.

Failings noted under this facet were:

- windows are failing;
- heating system is not to modern standards with lack of localised controls, building management system (BMS) design life exceeded;
- no evidence of insulation being installed within the external walls; and
- Flat roof covering recommended for renewal.

Blk C. Granite (1960) & Gatehouse Building (1877). (Granite Building Ranking only used).

Physical Condition.

Ranked C - operational but major repair or replacement will be needed soon, that is, within three years for building elements and one year for engineering elements.

The main 'significant risk' issues are regarding:

- major refurbishment/replacement work of mansard and pitched roof;
- replacement of windows to the requirements set out by the conservation officer; and
- mechanical and electrical plant and systems have exceeded the design life and require major infrastructure replacement within the building;

Functional Suitability.

Rated D - unacceptable in its present condition.

Failings noted under this facet include:

- dimensions and spatial layout of the majority of rooms are below the size recommended;
- observation of dependent patients by staff is difficult with nurse station located in corridor;
- lack of washroom facilities within the ward areas, treatment room also used as medicines store (Included on Risk Register);
- building provides limited storage for medical furniture/equipment, consumables, laundry and waste products;
- the building listed, constructed of solid walls 450mm thick, internal alterations and layout configurations are therefore restrictive;

Space Utilisation.

Rated O - Overcrowded, overloaded and facilities generally overstretched.

Significant findings noted under this facet include:

- dimensions of the majority of rooms are below the size recommended in the guidance;
- observation of dependent patients by staff is difficult;
- treatment room also used as medicines store;
- lack of washroom facilities within the ward areas; and
- Lack of storage throughout building.

Quality.

Rated C - a less than acceptable facility requiring capital investment.

Failings noted under this facet include:

- privacy Issues with female ward treatment room also used as medicine store;
- interior layout is considered to provide a less than acceptable facility requiring capital investment;
- internal alterations and layout configurations are restrictive due to nature of building fabric;
- 1N° washroom per 16 beds; and
- Premises are found to be aged, and in need of refurbishment to bring the property up to modern clinical standards.

Blk C. Granite (1960) & Gatehouse Building (1877). (Granite Building Ranking only used).

Fire, Health and Safety requirements. (Facet split into Fire and Health and Safety)

Fire Assessment.

Rated B - building where action will be required in the current plan period to comply with relevant guidance and statutory requirements:

The main high risk concerns are:

- isolated areas are deemed not to meet current fire safety standards, upgrade in accordance with current standards;
- Items stored in corridor areas impede the means of escape;
- travel distance exceeds maximum distance stated regulations; consultation with Fire Officer required;
- further investigation into compartmentation above suspended ceilings;
- site fire alarm detection system is failing requiring immediate replacement; and
- Identification of all ductwork containing fire dampers to be tested to current standards.

Health and Safety assessment.

Rated C - building with known contravention of one or more standards which falls short of B.

The significant items identified under statutory – overall health and safety assessment:

- testing of electrical systems, to comply with current regulations is difficult due to electrical infrastructure design, lack of alternative electrical supply;
- maintaining and tested emergency lighting installations, in accordance with regulations is difficult to achieve with current system design;
- control of legionella with the current water systems is difficult to achieve and demanding on resources; and
- Asbestos removal ongoing, areas tested/labelled and included on Asbestos Register.

Environmental Management.

Rated C - 66 – 75 GJ per 100 cubic metres.

Failings noted under this facet were:

- solid granite external walls with no insulation installed;
- deterioration of timber framed single glazed windows throughout the ground floor windows are failing;
- heating system is not to modern standards with lack of localised controls, building management system (BMS) design life exceeded;

Blk D. Peter Crill House Building. (1950)

Physical Condition.

Ranked C - operational but major repair or replacement will be needed soon, that is, within three years for building elements and one year for engineering elements.

The main 'significant risk' issues are regarding:

- mechanical and electrical plant and systems have exceeded the design life and require major infrastructure replacement within the building;
- cyclical decoration and replacement of carpets;
- windows nearing the end of its intended life, requiring major overhaul or replacement; and
- lecture theatre ventilation system, exceeded the design life and requires replacement.

Functional Suitability.

Rated B - satisfactory, minor change needed.

Comments noted under this facet include:

- all three areas of the building we considered the space available to be adequate for the uses employed;
- encountered no issues of overcrowding or compromises to function due to space constraints;

Space Utilisation.

Rated F - Fully used - A satisfactory level of utilisation.

Findings noted under this facet include:

- all three areas of the building we considered the space available to be adequate for the uses employed;
- encountered no issues of overcrowding or compromises to function due to space constraints;

Quality.

Rated C - a less than acceptable facility requiring capital investment.

Findings noted under this facet include:

- Recommend a programme of window refurbishment/replacement is planned.

Blk D. Peter Crill House Building. (1950)

Fire, Health and Safety requirements. (Facet split into Fire and Health and Safety).

Fire Assessment.

Rated B(C)

- building where action will be required in the current plan period to comply with relevant guidance and statutory requirements,
- building with known contravention of one or more standards which falls short of B.

The main high risk concerns are:

- site fire alarm detection system is failing requiring immediate replacement; and
- Identification of all ductwork containing fire dampers to be tested to current standards.

Health and Safety assessment.

Rated B(C)

- building where action will be required in the current plan period to comply with relevant guidance and statutory requirements,
- building with known contravention of one or more standards which falls short of B.

The significant items identified under statutory – overall health and safety assessment:

- testing of electrical systems, to comply with current regulations is difficult due to electrical infrastructure design, lack of alternative electrical supply;

- maintaining and tested emergency lighting installations, in accordance with regulations is difficult to achieve with current system design;
- control of legionella with the current water systems is difficult to achieve and demanding on resources; and

Environmental Management.

Rated C - 66 – 75 GJ per 100 cubic metres.

Recommendations noted under this facet were:

- scope for further improvement to the building fabric performance of the administration and accommodation blocks;
- most effective plan would be to ensure thermally efficient replacement window units are installed as part of the planned window replacement; and
- Building management system (BMS) design life exceeded.

Blk E. Gwyneth Huelin Wing Building. (1979)

Physical Condition.

Ranked C - operational but major repair or replacement will be needed soon, that is, within three years for building elements and one year for engineering elements.

The main 'significant risk' issues are regarding:

- external building fabric nearing the end of its intended life, requiring major refurbishment works to roofs, windows and external doors;
- electrical rising busbar system installed throughout is obsolete and is now difficult to add on new circuits;
- mechanical and electrical plant and systems have exceeded the design life and require major infrastructure replacement within the building; and
- Internal finishes ceilings, floor and wall coverings, clinical storage units and worktops, require replacement in areas not refurbished, to comply with current infection and control standards.

Functional Suitability.

Rated C - not satisfactory, major change needed.

Failings noted under this facet include:

- dimensions and spatial layout of the majority of rooms are below the size recommended; and
- Antenatal & Paediatric departments would benefit from remodelling.
- Items stored in basement area require sorting, disposal, relocation and archiving recommended.

Space Utilisation.

Rated F - Fully used - A satisfactory level of utilisation.

Significant findings noted under this facet include:

- dimensions of the majority of rooms are below the size recommended in the guidance; and

- Lack of storage throughout building.

Quality.

Rated C - a less than acceptable facility requiring capital investment.

Failings noted under this facet include:

- interior layout is considered to provide a less than acceptable facility requiring capital investment;
- ground floor entrance would benefit from refurbishment;
- outpatient departments would benefit from remodelling to provide a modern facility with appropriately sized rooms in accordance with standards;
- neutral colour scheme are required throughout, contrasting colour schemes to aid visually impaired patients to move through the building safely; and
- Premises are found to be aged, and in need of refurbishment to bring the property up to modern clinical standards.

Blk E. Gwyneth Huelin Wing Building. (1979)

Fire, Health and Safety requirements. (Facet split into Fire and Health and Safety)

Fire Assessment.

Rated C - building with known contravention of one or more standards which falls short of B.

The main high risk concerns are:

- fire rating/performance of doors, glazing and compartments are not compliant with current standards;
- site fire alarm detection system is failing requiring immediate replacement; and
- Identification of all ductwork containing fire dampers to be tested to current standards.

Health and Safety assessment.

Rated C - building with known contravention of one or more standards which falls short of B.

The significant items identified under statutory – overall health and safety assessment:

- fall arrest system requires alterations to provide balcony doors access;
- testing of electrical systems, to comply with current regulations is difficult due to electrical infrastructure design, lack of alternative electrical supply;
- maintaining and tested emergency lighting installations, in accordance with regulations is difficult to achieve with current system design;
- control of legionella with the current water systems is difficult to achieve and demanding on resources; and
- Safe hot water and surface temperatures is difficult to manage with existing radiators and water outlets.

Environmental Management.

Rated C - 66 – 75 GJ per 100 cubic metres.

Failings noted under this facet were:

- energy measures incorporated largely on an ad hoc basis;
- windows are failing;
- recommend the installation of blown fill cavity insulation;

- heating system is not to modern standards with lack of localised controls; and
- Building management system (BMS) design life exceeded.

Blk F. Pathology-Pharmacy-Kitchen Building. (1983)

Physical Condition.

Ranked C - operational but major repair or replacement will be needed soon, that is, within three years for building elements and one year for engineering elements.

The main 'significant risk' issues are regarding:

- external building fabric nearing the end of its intended life, requiring major refurbishment works to roofs, windows and external doors, evidence of water ingress;
- mortuary refrigerators are obsolete and parts are difficult to obtain;
- some kitchen walkthrough cold stores/freezers with old refrigerant require replacement;
- foul drainage system failing, requires detailed CCTV report;
- mechanical and electrical plant and systems have exceeded the design life and require major infrastructure replacement within the building; and
- Internal finishes ceilings, floor and wall coverings, fixtures and fittings, require replacement in areas not refurbished, to comply with current infection prevention and control standards.

Functional Suitability.

Rated D - unacceptable in its present condition.

Failings noted under this facet include:

- dimensions and spatial layout of the majority of rooms are below the size recommended;
- mortuary facility only able to accommodate 1N^o post mortem table;
- majority of offices within the Pharmacy area are multi occupancy / overcrowded;
- lack of storage within the Pharmacy resulting in storage located off site (Risk Management Issue); and
- mortuary is located between the kitchen and the pharmacy; access to bereavement centre located away from the mortuary linked via a shared corridor.

Space Utilisation.

Rated O - Overcrowded, overloaded and facilities generally overstretched.

Significant findings noted under this facet include:

- dimensions of the majority of rooms are below the size recommended in the guidance;
- lack of storage within the Pharmacy resulting in storage located off site (Risk Management Issue); and
- Pharmacy is located in centre of Hospital site, with long travel distances from public entrances.

Blk E. Gwyneth Huelin Wing Building. (1979)

Quality.

Rated D – a very poor facility requiring significant capital investment or replacement; and

Failings noted under this facet include:

- interior layout is considered to provide a less than acceptable facility requiring capital investment;
- Pharmacy store items in offsite locations;
- ground floor entrance would benefit from within remodelling & refurbishment;
- neutral colour scheme are required throughout, contrasting colour schemes to aid visually impaired patients to move through the building safely; and
- Premises are found to be aged, and in need of refurbishment to bring the property up to modern clinical standards.

Fire, Health and Safety requirements. (Facet split into Fire and Health and Safety)

Fire Assessment.

Rated C - building with known contravention of one or more standards which falls short of B.

The main high risk concerns are:

- fire rating/performance of doors, glazing and compartments are not compliant with current standards;
- ventilation canopy in main kitchen not interconnected with the gas supply, carry out fire suppression risk assessment;
- travel distance exceeds maximum distance stated regulations; consultation with Fire Officer required;
- site fire alarm detection system is failing requiring immediate replacement; and
- Identification of all ductwork containing fire dampers to be tested to current standards.

Health and Safety assessment.

Rated C - building with known contravention of one or more standards which falls short of B.

The significant items identified under statutory – overall health and safety assessment:

- testing of electrical systems, to comply with current regulations is difficult due to electrical infrastructure design, lack of alternative electrical supply;
- maintaining and tested emergency lighting installations, in accordance with regulations is difficult to achieve with current system design;
- control of legionella with the current water systems is difficult to achieve and demanding on resources;
- safe hot water and surface temperatures is difficult to manage with existing radiators and water outlets; and
- Fall arrest system requires alterations to provide balcony door access;

Environmental Management.

Rated C - 66 – 75 GJ per 100 cubic metres.

Failings noted under this facet were:

- no evidence of insulation installed to the flat roof areas;
- windows are failing;
- recommend the installation of blown fill cavity insulation;
- heating system is not to modern standards with lack of localised controls; and
- Building management system (BMS) design life exceeded.

Blk G. Engineering Building. (1980)

Physical Condition.

Ranked C - operational but major repair or replacement will be needed soon, that is, within three years for building elements and one year for engineering elements.

The main 'significant risk' issues are regarding:

- external building fabric nearing the end of its intended life, requiring major refurbishment works to roofs, sky lights, windows and external doors, evidence of water ingress;
- condition of the generators is deemed to be **D** and as such run a serious risk of imminent breakdown;
- site high temperature hot water circulating pumps require replacement;
- mechanical and electrical plant and systems have exceeded the design life and require major infrastructure replacement within the building; and
- Local and site wide building management system (BMS) design life exceeded.

Functional Suitability.

Rated D - unacceptable in its present condition.

Failings noted under this facet include:

- dimensions and spatial layout of the majority of offices below standards;
- no disabled access above 1st flr level; and
- Lack of storage within the overcrowded offices, filing cabinets located within the corridor areas.

Space Utilisation.

Rated O - Overcrowded, overloaded and facilities generally overstretched.

Significant findings noted under this facet include:

- dimensions of the majority of rooms are below the size recommended in the standards;
- Lack of storage within the overcrowded offices, filing cabinets located within the corridor areas.

Quality.

Rated D – a very poor facility requiring significant capital investment or replacement; and

Failings noted under this facet include:

- interior of the premises are found to be aged, and in need of refurbishment to bring the property up to modern standards;
- 2nd floor offices would benefit from remodelling & refurbishment to provide a modern facility with acoustic privacy between the offices;

Blk G. Engineering Building. (1980)

Fire, Health and Safety requirements. (Facet split into Fire and Health and Safety)

Fire Assessment.

Rated C - building with known contravention of one or more standards which falls short of B.

The main high risk concerns are:

- fire rating/performance of doors, glazing and compartments are not compliant with current standards;
- Items stored in corridor areas impede the means of escape in the event of a fire;
- site fire alarm detection system is failing requiring immediate replacement; and

Health and Safety assessment.

Rated C - building with known contravention of one or more standards which falls short of B.

The significant items identified under statutory – overall health and safety assessment:

- testing of electrical systems, to comply with current regulations is difficult due to electrical infrastructure design, lack of alternative electrical supply;
- maintaining and tested emergency lighting installations, in accordance with regulations is difficult to achieve with current system design;
- control of legionella with the current water systems is difficult to achieve and demanding on resources;
- Asbestos removal ongoing, areas tested & labelled, included on asbestos register.

Environmental Management.

Rated D - 76 – 85 GJ per 100 cubic metres.

Failings noted under this facet were:

- no evidence of insulation installed to the flat roof or external walls;
- failing steel framed single glazed windows throughout the premises;
- recommend the installation of blown fill cavity insulation;
- heating system is not to modern standards with lack of localised controls; and
- Building management system (BMS) design life exceeded.

Appendix. 1.0

Six Facet Rating NHS Property Services.

Facet 1 - Physical Condition. The overall physical condition of the estate is assessed on the basis of three elements; buildings – internal and external, mechanical systems and electrical systems. The following scores/ ranks are used to classify the building and its components:

- A as new (that is built within the past two years) and can be expected to perform adequately over its expected shelf life;
- B sound, operationally safe and exhibits only minor deteriorations;
- C operational but major repair or replacement will be needed soon, that is, within three years for building elements and one year for engineering elements; and
- D Runs a serious risk of imminent breakdown.

Facet 2 – Functional Suitability. Functional suitability should be assessed on the basis of three elements; internal space relationships, support facilities and location. The following scores/ranks are used to classify functional suitability of the property:

- A very satisfactory, no change needed;
- B satisfactory, minor change needed;
- C not satisfactory, major change needed;
- D unacceptable in its present condition; and
- X Total rebuild or relocation needed.

Facet 3 – Space Utilisation. Space utilisation is a complex and sensitive subject as it touches on territorial issues. This facet explores how well space is being used across location and time. Properties were surveyed at a single point in time and consideration to the varying use over the week has been given, whilst also taking into consideration people’s views and thoughts. Following assessment of each element an overall judgement about the space under consideration is given and is categorised as follows:

- E Empty - Empty of grossly under used at all times;
- U Under used - Generally under used. Utilisation could be significantly increased;
- F Fully used - A satisfactory level of utilisation; and
- O Overcrowded - Overcrowded, overloaded and facilities generally overstretched.

In order to gain a better understanding of the space utilisation facet an in depth study would need to be conducted, which looks at staff groups, working patterns, room use and clinical strategy which would allow for a more thorough report and robust findings.

Facet 4 – Quality. An assessment of the quality of the estate/property takes into consideration three elements: amenity; comfort engineering and design. The emphasis throughout this assessment should be on how to address identified deficiencies within locally available resources. Care has been taken to avoid ‘double counting’ across facets which could lead to inflated costs to bring up to condition B. Each element should be assessed to produce an overall ranking of the quality of your estate and is ranked using the following criteria:

- A** a facility of excellent quality;
- B** a facility requiring general maintenance investment only;
- C** a less than acceptable facility requiring capital investment;
- D** a very poor facility requiring significant capital investment or replacement; and
- X** Supplementary rating added to C or D to indicate that nothing but a total rebuild or relocation will suffice (that is improvements are either impractical or too expensive to be tenable).

Facet 5 - Fire, Health and Safety requirements. This facet is assessed on the property's compliance to statutory legislation in accordance with fire and health and safety law. Each element should be assessed and ranked using the following criteria:

- A** building complies with all statutory requirements and relevant guidance;
- B** building where action will be required in the current plan period to comply with relevant guidance and statutory requirements;
- C** building with known contravention of one or more standards which falls short of B;
- D** building areas which are dangerously below B standard; and
- X** Supplementary rating added to C or D to indicate that nothing but a total rebuild or relocation will suffice (that is improvements are either impractical or too expensive to be tenable).

Facet 6 - Environmental Management. This facet focuses on the success of your organisation in improving its management of the environment. Energy performance is an important factor in determining the overall efficiency of the building. New mandatory energy/carbon efficiency targets were released in April 2001 for the NHS as follows:

- A** primary energy consumption to be reduced by 15% or 0.15 mtC (million tonnes carbon) between March 2000 and March 2010;
- B** all new capital developments and major redevelopments and refurbishments to achieve an energy consumption target of 35 – 55 GJ per 100 cubic metres; and
- C** All existing facilities to achieve a target of 55 – 65 GJ per 100 cubic metres.

Energy usage/consumption can be ranked using the following criteria:

- A** 35 – 55 GJ per 100 cubic metres;
 - B** 56 – 65 GJ per 100 cubic metres;
 - C** 66 – 75 GJ per 100 cubic metres;
 - D** 76 – 85 GJ per 100 cubic metres; and
- Supplementary rating added to C or D to indicate that nothing but a total rebuild or relocation will suffice (that is improvements are either impractical or too expensive to be tenable).

Appendix 2.0

Chronological History of Jersey General Hospital.

- 1765 Foundation stone was laid for construction of the poor house.
- 1768 Building completed.
- 1783 Building was destroyed by fire.

- 1793 Building was reopened.
- 1859 Building was destroyed by fire.
- 1860 Foundation stone was laid for construction of the Hospital.
- 1863 Building was reopened.
- 1877 Entrance lodge was added.
- 1923 Electricity installed at a cost of £20,000.
- 1940 Partially occupied by the occupying forces
- 1950 Nurses Home opened (now Peter Crill House).
- 1962 1960's Wing opened housing Accident & Emergency Dept, 2 x theatres 3 x private wards.
- 1969 Proposals for a comprehensive development of the presented to the States Assembly.
- 1976 Phase I. Commenced construction of Gwyneth Huelin Wing (Blk E).
- 1979 Phase I. Completed construction Gwyneth Huelin Wing (Blk E) Capital Cost of £4m.
- 1980 Phase I. Gwyneth Huelin Wing opened for first patients (Blk E).
- 1980 Phase IA. Completion of Engineering block & boiler house (Blk G).
- 1983 Phase IB. Completion of Pathology, Pharmacy, Mortuary, & Production Kitchen (Blk F).
- 1987 Phase II. Completion of Parade Building (high-rise) (Blk A).
- 1989 Phase 3A. Completion of X-ray Department. Granite Building (Blk C).
- 1989 Phase 3B. Completion of CT scanner Installation. Granite (Blk C).
- 1989 Phase 3C. Completion of Intensive Care Unit 1960 Wing (Blk B).
- 1989 Phase 3D Completion of Refurbishment of Chevalier/Aubin Wards Granite (Blk C).
- (Note! From initial construction of Phase 1 to completion of 3D took a period of 13 years)*
- 1990 Phase 3E Completion of Refurbishment of Rayner/Bartlett Wards Granite (Blk C).
- 1994 Peter Crill House. (Formerly Nurses Home) completion of refurbished and facade (Blk D).
- 2007 Day case unit additional theatre and extension (Blk E).