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Health Board



<b>Meeting Date</b>	<b>17 January 2023</b>	<b>Agenda Item</b>	<b>3.5</b>
<b>Report Title</b>	<b>ESTATES STRATEGY &amp; SIX FACET REVIEW</b>		
<b>Report Author</b>	Des Keighan – Assistant Director of Estates		
<b>Report Sponsor</b>	Darren Griffiths – Director of Finance and Performance		
<b>Presented by</b>	Des Keighan – Assistant Director of Estates		
<b>Freedom of Information</b>	Open		
<b>Purpose of the Report</b>	The report provides an update to the Health & Safety Committee on the progress of completing the Health Board Estates Strategy and Six Facet Appraisal.		
<b>Key Issues</b>	<p>The Health Board is required to hold an Estates Strategy. The Estates Strategy should provide a 5 to 10-year vision of how the Health Board is going to develop its clinical services and detail how those services will affect the existing Estate. The Director of Finance and Performance and the Director of Strategy have led the development of the Estates Strategy and completion of the Six Facet Review for the Health Board.</p> <p>The Estates Strategy builds on the Clinical Strategy, the Integrated Medium term Plan (IMTP) and the Condition Appraisal of the Estate to allow the Health Board to make informed decisions about the development of its services based on the condition of its Estate.</p> <p>An important underpinning assessment within the Strategy is the Six Facet appraisal which identifies Estates risk and helps inform the capital priorities for the Estate. The Six Facet Review forms the ‘core’ Estates information required by HBN 00-08 (NHS EstateCODE). It provides the information necessary to base intelligent decisions about the future of an Estate.</p> <p>The data provides indicative costs for the Estates risks that need to be addressed. The output of the appraisal process is a snapshot of the condition of the Health Board’s assets. It is not a forecast, although the results can be used to estimate future deterioration of assets and thus the need for capital and revenue in the planning period, which may be 3–5 years or longer.</p>		

	<p>The review was completed in September 2022 providing the backlog maintenance costs for the Estate which total £125 million.</p> <p>The information from the Six Facet Survey was then used to inform the Development Control Plans for the site. These, together with the Clinical Services Strategy, then helped complete the Estates Strategy.</p> <p>Attached as <b>Appendix 1</b> is a presentation pack on the Estates Strategy for information which outlines the plans for the Estate. The Committee will also be provided with a copy of the Final Estates Strategy for the Health Board as a resource for consideration following presentation to the Board Development Session scheduled for Monday 9<sup>th</sup> January 2023.</p>			
<b>Specific Action Required</b> <i>(please choose one only)</i>	<b>Information</b>	<b>Discussion</b>	<b>Assurance</b>	<b>Approval</b>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Recommendations</b>	<p>Members are asked to: -</p> <ul style="list-style-type: none"> <li>• <b>NOTE</b> the completion of the Six Facet and Quality Review</li> <li>• <b>NOTE</b> the completion of the Health Board Estates Strategy which will now be used to engage with Welsh Government</li> </ul>			

## SIX FACET REVIEW

### 1. INTRODUCTION

The Health Board is required to hold an Estates Strategy. The Estates Strategy provides a 5 to 10 year plan detailing how the Health Board is going to develop its clinical services and describe how those services will affect the Estate. The Director of Finance and Performance and Director of Strategy have led the development of the Estates Strategy and Six Facet Survey for the Health Board.

### 2. BACKGROUND

The Estates Strategy builds on the Clinical Strategy, the IMTP and the Condition of the Estate to allow the Health Board to make informed decisions about the development of services.

The Six Facet Review forms the 'core' Estates information required by HBN 00-08 (NHS EstateCODE) It provides the information necessary to base intelligent decisions about the future of an Estate.

The data provides indicative costs for the Estates risks that need to be addressed. The output of the appraisal process is a snapshot of the condition of the Health Board's assets. It is not a forecast, although the results can be used to estimate future deterioration of assets and thus the need for capital and revenue in the planning period, which may be 3–5 years or longer.

The review was completed in September 2022 providing the backlog maintenance costs for the estates which total approximately £125 million.

The information from the Six Facet Survey was then used to inform the Development Control Plans for the site. These, together with the Clinical Services Strategy, then helped complete the Estates Strategy. A copy of the presentation provided to the Board Development Session on 9<sup>th</sup> January 2023 is attached as Appendix 1 and a full copy of the Final Estate Strategy will be made available as a resource for the consideration of the Committee.

Attached as **Appendix 1** is a presentation pack on the Estates Strategy for information which outlines the plans for the Estate.

The Health Board undertook a tendering exercise for the provision of a Six Facet Review and Quality Assessment at the end of 2021. It also tendered for support in developing its Estates Strategy and engaged with Archus Consultants to complete the work. These two pieces of work have now been completed and from this has been the development of the control plans for the main sites.

### 3. GOVERNANCE AND RISK ISSUES

The Health Board had been criticised for a number of years for not completing a Six Facet Review which then informed the Estates Strategy. Completing the review has

clearly identified the risks within the Estate which have then informed the Development Control Plans and the Final Estates Strategy.

#### **4. FINANCIAL IMPLICATIONS**

The project has been delivered within the budget envelope, with only the transition of the data into the Health Board's IT systems to be completed. This will be completed by the end of the year.

The financial implications of delivering the requirements of the strategy will be discussed with Welsh Government as part of the wider Welsh National requirements for capital.

#### **5. RECOMMENDATION**

Members are asked to: -

- **NOTE** the completion of the Six Facet and Quality Review
- **NOTE** the completion of the Health Board Estates Strategy which will now be used to engage with Welsh Government

<b>Governance and Assurance</b>		
<b>Link to Enabling Objectives</b> <i>(please choose)</i>	<b>Supporting better health and wellbeing by actively promoting and empowering people to live well in resilient communities</b>	
	Partnerships for Improving Health and Wellbeing	<input type="checkbox"/>
	Co-Production and Health Literacy	<input type="checkbox"/>
	Digitally Enabled Health and Wellbeing	<input type="checkbox"/>
	<b>Deliver better care through excellent health and care services achieving the outcomes that matter most to people</b>	
	Best Value Outcomes and High Quality Care	<input checked="" type="checkbox"/>
	Partnerships for Care	<input type="checkbox"/>
	Excellent Staff	<input type="checkbox"/>
	Digitally Enabled Care	<input type="checkbox"/>
	Outstanding Research, Innovation, Education and Learning	<input type="checkbox"/>
<b>Health and Care Standards</b>		
<i>(please choose)</i>	Staying Healthy	<input checked="" type="checkbox"/>
	Safe Care	<input checked="" type="checkbox"/>
	Effective Care	<input checked="" type="checkbox"/>
	Dignified Care	<input checked="" type="checkbox"/>
	Timely Care	<input type="checkbox"/>
	Individual Care	<input type="checkbox"/>
	Staff and Resources	<input type="checkbox"/>
<b>Quality, Safety and Patient Experience</b>		
The report provides an update for the Health & Safety Committee on the completion of the Estates Strategy and Six Facet Review.		
<b>Financial Implications</b>		
The cost of the review came in at £262,000 plus VAT, on top of this was a £14,000 cost to integrate the information collected into the existing Estates Management Software Systems. The project has been completed within budget.		
<b>Legal Implications (including equality and diversity assessment)</b>		
There are no implications arising from the production of this report		
<b>Staffing Implications</b>		
There are no staffing arising from the production of this report		
<b>Long Term Implications (including the impact of the Well-being of Future Generations (Wales) Act 2015)</b>		
The Estates Strategy will provide the basis of the Health Board's long term strategy for addressing backlog maintenance issues for the Estate.		
<b>Report History</b>	n/a	
<b>Appendices</b>	Appendix 1 – Summary Presentation on Estates Strategy To be saved as a resource – Estates Strategy Document	