



Introduction from Neil Davies, Director of Specialist Estates Services

The final edition of this year's Newsletter allows me to reflect on a positive year for Specialist Estates Services, but one not without its challenges.

As with many of our NHS partners, recruitment and retention of key staff remains a significant challenge. The reasons for this are numerous and complex but probably emanates from an industry supply issue – too many employers chasing too few potential applicants. This matter is particularly acute for Specialist Estates Services given our need for a cadre of highly experienced and professional estate experts.

One notable response to this challenge has been the development of an engineering training route through the Network 75 initiative and the 3 engineering undergraduates working us have been a fantastic addition to the organisation.

Other highlights of the year include:

- The delivery of NHS Building for Wales (BfW), the third generation of construction and consultant frameworks;
- Engineering support provided to all NHS organisations through our network of Authorised Engineers;
- Providing ongoing expert opinion on the Grenfell disaster and its implications for fire safety in healthcare facilities;
- Providing professional property advice in support of the Welsh Government's Primary Care Pipeline;
- Embedding the requirements of the Wellbeing and Future Generations Act 2015 into our service improvement and development approach;
- Working with NHS Wales to develop estates related benchmarking information in order to drive service improvement and cost avoidance initiatives; and
- Improvement in our website and the updating of national estates guidance.

All of that without one mention of Brexit! I hope you all have a very merry Christmas and a happy New Year!

Regards, Neil

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Engineering - Approved/Authorised Persons Workshop

As part of our continued professional development we run training events for NHS Wales staff to inform the Services of policy or legislative changes.

In November our Engineering section held a one-day seminar and workshop in Builth Wells for all Approved/Authorised Persons (APs) across the Health Boards and Trusts in Wales, to provide an update on matters that affect them from an Authorising Engineer (AE) perspective.

As well as a learning opportunity the day was also a great networking opportunity for APs across all engineering disciplines. More than 50 delegates from around NHS Wales travelled to the Royal Welsh Showground for the event.

Supporting the day were a number of sponsors including ABB, BOC, Camfil, Develop, Honeywell and Morris Churchfield, who all had a presence at the seminar; giving a fantastic opportunity for the APs to meet with these suppliers and to see their products, examples of their courses and systems that are available.



SES speakers during the day included Kevin Ridge, NWSSP SES's Head of Engineering (**pictured above**), who highlighted the new Government Requirements for isolation suites, and John Prendergast, Senior Decontamination Engineer, who delivered a thought-provoking session on the decontamination of surgical instruments.

Mark Gapper, Principal Mechanical Engineer, took delegates through domestic water services design dilemmas, while Chris East, Senior Performance Standards Engineer, gave a talk on Medical Gas Pipeline Systems (MGPS), highlighting that there is more to the maintenance of the system than just dealing with the gas supply.

Finally, to bring the seminar-based morning to a close, Simon Russell, Principal Electrical Engineer and Steve Lloyd, Senior Performance Standards Engineer (Low Voltage), gave a joint presentation on the importance of the Electrical Safety Group.

After lunch, delegates were able to get together in a workshop environment to work through engineering-

centred scenarios based on the learning provided in the morning session. Delegates were also able to share good practice, discuss alternative ways of working and the impact of changes in regulations.



The day was very well received by the delegates and comments from attendees speak for themselves:

"Well delivered and very informative"

"The informative discussed is invaluable to us"

"Very enjoyable and informative, it was good to network/meet other staff from other health boards"

"All topics were relevant to my role - a very enjoyable day"

"Good opportunity to share views with other health boards"

"Continue with the very good communication and technical support; very interesting day, thank you"

"Excellent seminar - all presenters were very knowledgeable"

The day was such a success that consideration is being given to making it an annual event. If you would like to find out more about this event then please contact:



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Staff Changes

As the current financial year wings its way inexorably towards its conclusion we have a limited amount of time to arrange for new recruits to replace the following members of staff that have given notice to retire or are moving on to bigger things within NHS Wales.

January 2019



The first month of the new year sees **Gareth Lloyd**, Fire Safety Advisor, take up a new position as Head of Fire Safety at Hywel Dda University Health Board. Gareth has been with SES for eight years and has played a significant part in making the fire safety team, headed by Anthony Pitcher, a key player in

the development of fire related guidance and provision of professional advice and support across the wider NHS as well as NHS Wales. Our loss is most certainly Hywel Dda's gain.

Losing one Lloyd is bad enough but **Stephen Lloyd**, Senior Performance Standards Engineer (Low Voltage) is also leaving us in January to take up the Assistant Director of Estates, Environment and Capital role at Velindre NHS Trust.



Steve joined us in 2016 on a fixed-term basis and very quickly brought his professionalism, knowledge and experience of the estates function within NHS Wales to bear by, amongst many other things, setting up an Approved Person (AP) process for low voltage services and developing training for the same.

William David, Agency Property Surveyor, is also leaving us in January. Even though he has only been with us a short while William has made a big impression with our customers.

March 2019

Primary Care development expert **Andrew Eustace** is leaving on the 31st March 2019 following his initial retirement in May 2016. Andrew has thoroughly enjoyed his part-time return to work for the past, almost two years. His knowledge and personality will be sorely missed by the Primary Care community within Wales and his colleagues within SES.



Having only joined SES in 2016 **Paul Cottrell**, Property Surveyor, is also leaving to pursue his many outside of work interests including touring with his band, The Brwmys, travelling across the globe and following West Bromwich Albion.



Current SES Vacancies

We currently have a fantastic opportunity for a Chartered Surveyor to join us working on the Primary Care estates in Wales.

For more information and to apply please [click here](#).

Technical publications since April 2018

The following have been published by SES since April 2018:

Welsh Health Building Notes (WHBNs)

These are a range of documents that provide guidance on the planning and design of a range of healthcare buildings providing specialist services in Wales.

- **WHBN 15-01 Accident and Emergency Departments** (Published 03/08/18)

This guidance is aimed at the multidisciplinary team including clinicians, design teams, estates planners and managers involved in the strategic and operational planning of an accident & emergency (A&E) service built space.

- **WHBN 00-08 Estatecode Wales Edition 2018** (Published 30/05/18)

Provides detailed advice about the active management of land and property used for healthcare services. By using this information, NHS organisations in Wales should be able to secure efficient and effective solutions through the use of property resources in order to deliver better health and social care in addition to developing opportunities to achieve efficiency savings and reduce costs.

- **WHBN 03-02 Facilities for Child & Adolescent Mental Health Services (CAMHS)** (Published 23/03/18)

This guidance covers the design of child and adolescent mental health services (CAMHS) accommodation for children and young people aged up to 18 years. It provides full descriptions of rooms that are specific to CAMHS and are not contained in other WHBNs and HBNS.

Welsh Health Technical Memoranda (WHTMs)

These are a range of documents that provide technical guidance on a wide range of specialist systems within the healthcare estate in Wales.

- **WHTM 06-01 Electrical Services Supply & Distribution 2018 Edition** (Published 15/10/18)

Promotes good practice for those responsible for the design, installation, commissioning, operation and maintenance of electrical services in healthcare premises.

- **WHTM 01-01 Decontamination of Surgical Instruments (Medical Devices) Used in Acute Wards Part D: Washer-Disinfectors** (Published 04/10/18)

Covers standards, technical guidance, operational requirements, and testing validation protocols when using washer-disinfectors as part of the decontamination cycle within the acute care setting.

- **WHTM 01-01 Decontamination of Surgical Instruments (Medical Devices) Used in Acute Wards Part A: Management and Provision** (Published 11/07/18)

Gives guidance on the whole decontamination cycle in the management and decontamination of surgical instruments.

For further information about our technical publications, please contact:



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GO Awards



In recognition of the work to put in place the NHS Wales Building for Life (BfW) construction and consultant frameworks our team were shortlisted in the recent Government Opportunities (GO) Awards. The awards organisers said the standard of submissions from 2018-19 'raised the bar'.

Entered into the GO Procurement Team of the Year category sponsored by Omnicell, the BfW team headed by Iain Worby, had to evidence their approach to collaboration, team working, communication and innovation in the development of the new frameworks.

Taking place on the evening of Procurex Wales 2018, the GO Awards Wales 2018-19 ceremony was held at the Mercure Holland House Hotel on 8th November. At the ceremony more than 300 delegates from the Welsh public procurement community went head-to-head to win the coveted GO Awards.

Although the BfW team – which also includes Andrew Waddington, Kevin Ray and David Taylor – did not come away with an award, they were pleased to have been in the running and recognised for the work they have completed in the framework.

Iain Worby, Head of Design for Life: Building for Wales, thanked his staff past and present for their input and endeavour in procuring the third generation frameworks. Iain praised the recognition of this achievement through becoming finalists at the GO Awards.

For more information about BfW frameworks, please contact:



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Successful Quality Management System audit

After another successful audit Specialist Estates Services has retained its Quality Management System (QMS) certificate.



In November SES had its half-yearly surveillance audit from the British Standards Institution (BSI) and confirmation to retain the certification ISO9001:2015.

No non-conformities or observations were identified in this audit and the auditor was impressed with SES's QMS and how organised it is. He also commented that he was pleased with the amount of evidence we were able to provide for the audit and we were able to provide him with all the information required with ease.

In his report the auditor noted: *"Based on the process areas audited this visit, the management systems are seen to be performing well. Continuous improvement*

activities have been completed and planned in line with the strategic direction of the organisation and were demonstrated during the visit.

"The audit objectives have been achieved and the certificate scope remains appropriate. The audit team concludes based on the results of this audit that the organisation does fulfil the standards and audit criteria identified within the audit report and it is deemed that the management system continues to achieve its intended outcomes.

"SES can be recommended for continued certification to ISO9001:2015, and has been found to be in general compliance with the audit criteria as stated in the above-mentioned audit plan."

If you would like to find out more about the SES QMS then please contact:



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SES Quiz - Do you recognise these NHS properties?

1

To be or not to be? Which former North Wales hospital does this balcony belong to?



2

An artist's impression, but of which Cwm Taf hospital?



3

A view from the sky...but can you name the hospital?



4

The doctor will see you now. Which West Wales hospital was this waiting room in?



5

Before the foundations were laid of which Abertawe Bro Morgannwg hospital?



6

It looks more like a grand home than a hospital – can you name this North Wales hospital?



7

Bird's eye view, but where is this hospital?



8

An interesting building, but at which North Wales hospital?



9

Where are these distinctive wards?



10

Hospital or manor home? Do you recognise it?



See the back page of the newsletter for the answers!

History Corner: North Wales Hospital

In various guises over the years, SES has had a long association with the health estate in Wales. It's difficult to predict the future of hospital construction in Wales, but the past is recorded in our archives. We hope you will find the following article of interest.

A Grade II listed building designed by architect Thomas Fulljames the North Wales Hospital in Denbigh was the first Welsh asylum. Up until the hospital was opened in 1848, Welsh-speaking patients were sent to an English asylum where the language barrier would alienate them further.



In September of 1842 Dr Samuel Hitch, Medical Superintendent of Gloucester Lunatic Asylum wrote a letter to The Times about the poor treatment of Welsh Pauper Lunatics in English Asylums. The following month a meeting took place at Denbigh Infirmary to discuss a new Welsh facility.

The grand building took four years to construct and was built originally to house 200 patients, but after numerous extensions at its maximum capacity, there was a recorded 1,500 patients cared for at the facility in 1956.

Also known as Denbigh Mental or Denbigh Asylum the hospital – which had its own gas works, farm and shops – would also host events for the patients, including Halloween and Christmas dance parties. MP Enoch Powell first earmarked the hospital for closure in 1960; it eventually closed 35 years later in 1995.

After falling into disrepair, numerous acts of vandalism and deliberate arson attacks, the site was subject to a compulsory purchase order by Denbighshire Council. In April, Denbighshire firm Jones Bros Civil Engineering UK, in partnership with North Wales Building Preservation Trust, were chosen as preferred developers with hopes of turning the site into a housing-led scheme. Until the outcome of a planning application made by Jones Bros is known, the site will remain in the ownership of Denbighshire Council.

We hold an extensive picture library of Welsh hospital estates and we would welcome any photos which could expand our records. To submit photos or if you would like us to feature your hospital in a future edition of this newsletter, please contact Jessica Morgan at: jessica.morgan2@wales.nhs.uk

EFA correspondence & twitter

We have a new email address for all correspondence related to Estates and Facilities Alerts (EFAs).

EFAs are important for communicating safety and potential estate and facility risks to the estates personnel in the healthcare environment.

The alerts are prepared in consultation with the NHS in England, Scotland and Northern Ireland and are distributed nationally; they are hosted on our intranet site.



For all future EFA enquires please email:

EFA.SES@wales.nhs.uk

Do you use twitter?

Don't forget to follow our twitter account:



@SES_Information

We tweet the latest publications, news, seminar events and job opportunities!

SES Christmas Jumper Day



We had some crackers of festive wear for the annual Christmas Jumper Day at Specialist Estates, as modelled by our staff in this picture. From snazzy knitwear, hats and a tie, the colourful display not only got us in the Christmas spirit but also raised more than £30 for the local children's charity *Tŷ Hafan*.

Staff donated a minimum contribution of £1 for wearing their festive clothes and those who turned up without anything Christmassy faced a £2 forfeit.

One of the organisers said:

"We raised £32 in total, which is amazing! The range of festive attire – from hats, jumpers, Santa masks and jumpers that lit up – was very impressive. Tŷ Hafan is a Welsh charity which looks after children with life-limiting illnesses and their families, so people were very happy to contribute to such a good cause."

Tŷ Hafan was set up by Suzanne Goodall, who during her retirement felt driven to open the first children's hospice in Wales and offer care to life-limited children and young people. After more than a decade of fundraising, Suzanne saw her hard work and vision realised as *Tŷ Hafan* opened its doors in 1999. Immediately it brought much-needed comfort and support to families in Wales and continues to do so.



Contact SES



Those working within NHS Wales can either use our [services directory](#) or [staff list](#) to find the right person for the job, and those outside NHS Wales can look at the staff list on our [website](#).



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Answers to the SES Quiz:

- 1) Bangor Carnarvonshire and Anglesey Royal Dispensary
- 2) Bridgend General Hospital
- 3) University Hospital of Wales, Cardiff
- 4) Pembroke County War Memorial Hospital, Haverfordwest
- 5) Neath Port Talbot Hospital
- 6) Colwyn Bay Community Hospital
- 7) Royal Glamorgan Hospital, Llantrisant
- 8) Wrexham and East Denbigh War Memorial Hospital
- 9) Llandough Hospital
- 10) Coed Du Hospital, Mold



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