



**North Yorkshire County Council  
Skipton and Ripon Area Constituency Committee  
10am on 30 May 2019**

**Castleberg Hospital - Report on behalf of the Castleberg Mobilisation Group**

**Purpose of Report**

To provide committee members with an update on the work that has been done to refurbish the Castleberg Hospital, Giggleswick.

**Background**

This update includes details of the timeline; a high level summary of works undertaken since March 2019; issues of concern; provider mobilisation; and public engagement and the Community Asset Based Approach

**1) Timeline**

The timeline to December 2018 was reported at the December meeting for the Skipton and Ripon ACC.

**January – May 2019**

- NHS Property Services (NHSPS) Internal Approval Process (IAP) concluded and the Castleberg programme of works was approved
- Tenders for the works were returned to NHSPS (within budget) and assessment process undertaken
- Following tender review contractors were selected by NHSPS
- Architects were instructed to draft up contracts between the contractors and NHSPS
- Detailed internal plans were signed off by the provider Airedale NHSFT
- An unanticipated delay was advised due to the impact of pressures on capital funding within NHS Property Services. In agreement with the Department of Health and Social Care new capital commitments would not be undertaken in this financial year. In view of this the Castleberg capital funds would not be released until 2019/20 financial year. NHS Property Services confirmed that they remain fully committed to starting the project in April 2019 with funding from their 2019/20 capital budget.
- The mobilisation group asked that NHSPS formally confirm to the CCG Accountable Officer that the capital funding had been included in financial plans for 2019/20 and that there were no risks to the work being progressed in April
- The Chief Operating Officer of NHS PS wrote to the Chief Officer of the CCG regarding the reopening of Castleberg providing assurance that NHS PS remain fully commitment to starting the project in April 2019 funded from their FY 2019/20 capital budget.

- Contractors Whitaker and Leach were awarded the contract having responded to the procurement with a competitive bid
- A pre-contract meeting took place and the contract was issued to Whitaker and Leach for review and signing
- Once duly signed and returned to NHSPS, NHSPS signed the contract and entered onto their contract register enabling the contractor to raise purchase orders
- This allowed the contractor to order materials and equipment with long lead in times such as the air exchange unit and boiler
- Preparatory works on drainage and to remove asbestos were undertaken
- Further preparatory works started mid-March; known as 'soft start' this included site set up; fencing; cabins for contractor welfare
- Planning was approved with conditions by Craven District Council (sample materials to be made available)
- The full programme of works started in April 2019.
- ANHSFT recruitment continues. Staff appointed to date have been deployed into the community team pending reopening. New starters will commence appointments in June allowing an appropriate induction period
- Castleberg Hospital is one element of the overall community offer for people in Craven. The provider continues to prepare for mobilisation and the operational mobilisation group continue to meet monthly with NHSPS.
- Until early May re-opening was anticipated to be end July/early August 2019.

## **2) High level summary of works undertaken since March 2019**

- External drains replaced/repared
- Building strip out complete
- Re-roofing works commenced
- Removal of duct work commence - asbestos discovered. Specialist survey commissioned
- Above affects progress of the roofing work (Prevents removal of AHU's)
- New partition walls set out, erected and boarded to create the revised layout at the rear of the hospital
- Work on reconfigured wards underway
- Male/female shower rooms – work underway
- Drainage ducts for en-suites excavated and external connections prepared
- Work to prepare for improved access underway, old ramp removed, footings and foundations for the new ramp prepared.

## **3) Issues**

- Department of Health and Social Care capital commitments deferred until new financial year (January 2019)
- Discovery of asbestos (April 2019)
- Discovery of nesting birds in the boiler house roof (May 2019).

## **Capital funding**

Addressed – capital funding now released

## **Asbestos**

- Surveys and removal of identified asbestos was completed prior to the contractor commencing work. However further asbestos was discovered in the gaskets used to seal the joints of the air handling duct work by the contractor during strip out work
- The asbestos is encased in a silicone or bitumen type solution so low risk however the contractor has to join the new air handling equipment into the ducting and then clean the ducting so it is likely at some point in the works the contractor will disturb the old joints.
- Removing the ducting has a knock on affect in that ceilings and lighting systems in rooms that were to remain will now have to be removed and replaced to facilitate the removal of the ducting.
- A number of remedial options were identified however after careful consideration NHS Property Services (NHSPS) have decided the safest option is to remove all the ducting from the affected ground floor area and replace with new ducting.
- The removal of the ducting will be carried out by a registered asbestos removal contractor who will be monitored by specialist asbestos consultants.

### **Nesting Bird**

- A neighbour raised a concern over the planned removal of the boiler house roof advising that there were nesting birds in the eaves.
- Work proceeded with caution but soon halted when a nesting bird was discovered in the boiler house roof.
- A bat scoping assessment and nesting bird survey was carried out 14<sup>th</sup> May and expert advice received.
- Five starling nests were discovered and the eggs have hatched. The chicks are expected become independent by mid-June.
- Starlings generally raise a single clutch but it is not uncommon for second broods. In view of this a second survey will be undertaken mid-June. If the nest is inactive the works can recommence. If the nest is active works will pause for approximately 7 weeks
- A bat survey undertaken at the same time recorded no evidence of bats and the building was deemed as having negligible potential for roosting.
- In order to fully mitigate for the impact caused by the works the recommendations of the report will be adhered to and 5 nesting boxes will be installed.

### **4) Provider mobilisation**

- Following handover from the contractor and prior to mobilisation it will be necessary for a full clinical deep clean to be undertaken; any building 'snagging' issues to be addressed; set up of ward equipment; health and safety checks; fire evacuation procedures and staff orientation.
- Staff will be involved throughout to ensure a smooth transition and safe care delivery.
- The provider will require 3 weeks post-handover to prepare for mobilisation.

### **5) Revised Timescale:**

- Expected completion of works mid to end August
- The provider will require 3 weeks post-handover to prepare for mobilisation so expected opening September 2019
- Should there be a second batch of eggs then this will result in a 7 week delay to allow for incubation and the fledglings leaving the nest. This could result in opening being delayed until November 2019

## **Assurance**

- Airedale, Wharfedale and Craven CCG, the provider of the services; Airedale NHS Foundation Trust and NHS Property Services all remain committed to the reopening of the facility at the earliest opportunity.
- Internal reporting mechanism within the three organisations provides internal assurance.
- External scrutiny includes the NHS England Planning and Assuring Service Change for Patients process which continues.
- Skipton and Ripon Area Constituency Committee undertake a further assurance function on behalf of the North Yorkshire scrutiny committee. Regular updates are shared with committee members following each mobilisation meeting.
- These communications are now also shared with the Craven Communities Together Leadership team for onward dissemination to community groups.

## **6) Public Engagement and Community Asset Based Approach:**

- A range of forums have enabled exploration of an asset based approach to use of space at Castleberg with a view of benefitting the communities of North Craven.
- A meeting with interested members of the public was held 16<sup>th</sup> July 2018 in Settle where the mechanism for further involvement was agreed as: Craven Communities Together Group and the North Craven Health and Wellbeing Action group. This has been extended since to Nurturing Neighbourhoods
- During the planning phase it became apparent that the first floor space was the most suitable for use as a community asset however Airedale NHSFT also confirmed their support for volunteering through their successful volunteering scheme.

Three expressions of interest in relation to use of the first floor have been made by:

- Local community groups and VCS via the North Craven Health and Wellbeing Action group (formerly Castleberg the Futures Group). (Since withdrawn)
- North Yorkshire County Council in relation to social care (ongoing)
- A local home care provider (ongoing).

The CCG has advised that in line with the governing body intent when supporting the re-opening of Castleberg, they are supportive of maximising the potential of the facility as a community asset as long as tenants are suitable and the Craven population benefits from this approach.

Given the financial position of the CCG, this is on the basis that no additional costs fall to the CCG.

In view of this there may be opportunity to make space available to smaller local VCS organisations and North Yorkshire County Council at nil cost however any costs associated with potential tenants requesting changes or improvements to the first floor accommodation / property would be the responsibility of the tenant/s. In addition responsibility for facilities management and utilities costs would be the responsibility of the tenant/s.

Should there be a need for additional parking as a result of increased utilisation of the first floor there would need to be agreement of how this would be funded by the

tenant/s in negotiation with NHS Property services. Due to the financial position of the CCG the CCG cannot incur any additional costs.

It is important to note that there is a requirement that any future occupier of the first floor has the necessary legal status in order to hold a lease with NHS Property Services. Also suitable use will be a priority mindful that the ground floor will have inpatients 24/7.

Local community groups and VCS via the North Craven Health and Wellbeing Action group has recently withdrawn their expression of interest due to affordability; tenure limits and accessibility.

North Yorkshire County Council and the home care provider continue to explore opportunities through discussion with NHS Property services. A site visit to view the available space has been arranged for NYCC 29<sup>th</sup> May 2019

Once expressions of interest have been confirmed as intentions the Craven Communities Together Group will consider, including potential benefits to the Craven community and will share their views which will be taken into account by the CCG and NHS Property Services when making decisions as the funders and the landlord.

There are plans for an open day for stakeholders and members of the Craven community to be held prior to the facility opening

**Recommendation**

Members are asked to:

1. Consider the report and identify any further lines of enquiry for the committee to pursue.

Lynne Scrutton  
Deputy director  
Airedale, Wharfedale and Craven, Bradford City and  
Bradford Districts Clinical Commissioning Groups (CCGs)  
21<sup>st</sup> May 2019

Airedale, Wharfedale & Craven

# Health & Care Partnership

*...Happy, Healthy at Home*



Castleberg Community Hospital  
May 2019 Update  
Skipton and Ripon Area Committee



**Lynne Scrutton. Deputy Director.**

Airedale, Wharfedale and Craven CCG (Commissioner of services)

**Daniel Burdett. Principal Property Manager.**

NHS Property Services Ltd (Landlord)

**Trudy Balderson. Head of Community Services**

Airedale NHS Foundation Trust (Provider of services)

## **CONTENT**

Assurance

Progress Made. Timeline – January to May 2019

Summary of Works Undertaken

Issues and Revised Timescale

Provider Mobilisation

Asset Based Community Development

## Assurance

- Airedale, Wharfedale and Craven CCG; Airedale NHS Foundation Trust and NHS Property Services all remain committed to the reopening of the facility at the earliest opportunity.
- Mobilisation meetings take place regularly
- The NHS England Planning and Assuring Service Change for Patients process continues.
- Skipton and Ripon Area Constituency Committee undertake a further assurance function on behalf of the North Yorkshire scrutiny committee. Regular updates are shared with committee members following each mobilisation meeting.
- These communications are also shared with the Craven Communities Together Leadership team for onward dissemination to community groups.

# Progress Made - January 2019 to May 2019



- Timeline to December 2018 reported at December committee meeting
  - Design, layout and plans approved by provider
- Programme of work approved by NHS Property Services
- Tender process undertaken and contractor appointed



- Planning approval secured
- Preparatory site work undertaken
  - Asbestos surveys conducted and asbestos removed



## Summary of works undertaken



### Summary of works undertaken

- External drains replaced/repaired
- Building strip out complete
- Re-roofing works commenced
- Removal of duct work commence - asbestos discovered. Specialist survey commissioned
- Above affects progress of the roofing work (Prevents removal of AHU's)
- New partition walls set out, erected and boarded to create the revised layout at the rear of the hospital
- Work on reconfigured wards underway
- Male/female shower rooms – work underway
- Drainage ducts for en-suites excavated and external connections prepared
- Work to prepare for improved access underway old ramp removed, footings and foundations for the new ramp prepared.

## Issues

NHSPS capital funding pressures (January)

Asbestos (late April)

Nesting birds (May)

## Revised Timescale

Opening expected - September 2019

If second clutch of birds – November 2019

## Provider Mobilisation Preparations

- Mobilisation planning commenced in June 2018 following outcome of public consultation
- Project Team and monthly mobilisation meetings ( ANHSFT, NHSPS, AGH Solutions)
- Detailed operational project plan
- Partnership Mobilisation Group meetings
- Recruitment of staff ( combination of returning and new staff appointed)
- Use of technology ( telemedicine links, electronic prescribing)
- Staff engagement ( Keep in touch sessions, involvement in ward environment plan)
- Staff training and induction
- Craven Communities Together Partnership linking to local community and wider stakeholders
- Logistics and lead in times dependent on Construction work and completion dates
- Project to reduce number of Intermediate care beds on Intermediate Care Unit, AGH aligned to re-opening of Castleberg Hospital

# Handover Phase



- Deep cleaning of environment
- Identify any 'snagging' issues
- Setting up the Ward with equipment ( 2-3weeks following handover by contractors)
- Staff involvement to ensure smooth transition and safe care delivery
- Health and safety checks e.g. fire evacuation procedures
- Case finding and admissions



# Asset Based Community Development

- 'Open Day' session for local community and wider partnership group prior to admissions being accepted
- Part of a wider Integrated Intermediate care offer ( bed based and domiciliary, health, social care and VCS)
- Service available to all Craven residents
- Volunteering opportunities and links to Community Voluntary sector
- Co-location opportunities and utilisation of first floor accommodation
- Craven Communities Together Partnership e.g. Nurturing neighbourhoods and collaborative working

# Questions?

