

 Belfast Health and Social Care Trust caring supporting improving together		Paper Ref. Num. P188-2026 <i>Note:- To be completed by HQ meeting organiser</i>
Belfast Health & Social Care Trust Meeting Template Sheet (v11.25)		
Purpose of paper		For Oversight
If other purpose please specify		Please enter text here
Meeting TB Public		
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Presenter		David Porter -
Date of meeting 5 Mar 2026		
Title of paper (Maximum of 300 characters) Update to Public Trust Board on major capital projects		
Background (Maximum of 1500 characters) This paper provides an update to public Trust Board on the following projects: <ul style="list-style-type: none"> - New Children's Hospital - Acute Mental Health Inpatient Centre (AMHIC) – Refurbishment works due to water ingress - New Maternity Hospital 		
Date considered at Exec Team (If Applicable)		Enter Date Here
Options for consideration (Maximum of 1500 characters) N/A		
Recommendations (Maximum of 1500 Characters) N/A		
Proposed Onward Consideration		Next Agenda
If other		

Note:-

Any papers accompanying this template should not exceed 10 pages in length.

Please ensure when submitting papers that

- (1) Orientation of paper is set so that the content of the paper can be read*
- (2) Embedded documents should be [provided a separate attachments*
- (3) Append any papers to this coversheet starting on the next page*

Update to Public Trust Board on major capital projects

5 March 2026

1.0 BACKGROUND

This paper is provided to Public Trust Board to update on issues related to the Trust's major capital projects.

2.0 NEW CHILDREN'S HOSPITAL PROJECT

2.1 PROGRAMME OVERVIEW

Construction commenced on the new building in March 2025, and the current programme indicates a delivery date of March 2030. Works on site are currently progressing well, including the installation of pile caps and works on the drainage system. All three tower cranes have now been erected onsite.

In response to previous design reviews, lessons learned from the Maternity project, and the latest NHS guidance, a series of design and specification changes have been instructed for the water system on the New Children's Hospital (NCH). Although we anticipate a delay and additional cost associated with these changes, the Trust awaits confirmation of the full impact of the changes.

2.2 ASSURANCE AND GOVERNANCE

The Trust is currently in the process of appointing Subject Matter Experts (SME) to oversee the delivery and commissioning of specialist engineering services such as electrical, fire, medical gases, and ventilation. These will be in addition to our Water SME who has been in place since early 2025. The Subject Matter Experts will chair Project Safety Groups on their specialist disciplines to provide greater assurance around decision making, and to reduce commissioning risks.

The original target appointment date for the new SMEs was January 2026. This date has regrettably been delayed because of a technical issue with the Crown Commercial Services online portal. The appointments are now due to complete by the end of February 2026.

3.0 ACUTE MENTAL HEALTH INPATIENT CENTRE (AMHIC) – REFURBISHMENT WORKS DUE TO WATER INGRESS

The consultant design team for the remediation works to the Mahee Ward on the Knockbracken site have been appointed. The design work remains on programme, with tender packages due to be issued to the Trust for assessment in March 2025. Works on the Mahee Ward are due to start on site in May 2026 and are due to complete in December 2026. A paper providing details of the procurement route for the works is due to be issued for approval by DoH Health Estates within two weeks. The proposals have been discussed with Health Estates and no issues are anticipated with this approval.

The decant of the Psychiatry of Old Age ward from the AMHIC building to Mahee is due to take place in January 2027. This will allow the commencement of a phased refurbishments of the wards within the AMHIC building.

The programme for the works remains as previously reported:

Overall Programme (40 months)

Mahee design development	- completion due April 2026
Mahee refurbishment works	- May 2026 to December 2026
Mahee commissioning & decant	- December 2026 to January 2027
AMHIC ward refurbishments	- January 2027 to February 2029

Once again it should be noted that the above programme is based on extant knowledge from existing survey information. The risk remains that as the refurbishment works progress, further evidence may come to light which could impact on the scope of the works. This may subsequently have an impact on the programme and the estimated costs.

4.0 NEW MATERNITY HOSPITAL

4.1 PROGRAMME OVERVIEW

The consultant design team for the remediation works to the water systems within the new Maternity Hospital has been appointed. The team commenced work on the design of the new domestic water system within the neo-natal unit in October 2025. In addition to the provision of a new domestic water system within the neo-natal intensive care unit, the proposed remediation works also involve localised remediation works to the water systems throughout the remainder of the building. The Trust expect a detailed programme showing the phasing of the remediation works to be provided by the design team in early April 2025.

It should be noted that proceeding with localised remediation works throughout the remainder of the building is not a final decision. In the event that Belfast Trust is not assured that the localised remediation works are delivering a safe and robust water distribution system, the Trust may need to review the extent to which the domestic water systems need to be replaced in other areas of the building.

4.2 ASSURANCE AND GOVERNANCE

The Project Water Safety Group will continue to meet on a monthly basis to oversee the design of the new water system within the neo-natal unit. A new Project Water Safety Plan is being developed for the project, reflecting the new water systems designs.

4.3 POTENTIAL FOR EARLY OCCUPATION

As previously reported to Trust Board, work is underway within the Trust to investigate the potential for early occupation of parts of the new building where the localised remediation works could be completed in advance of the new water system being installed within the neo-natal area. While options for early occupation are being considered, it should be highlighted that any potential for early occupation of these areas is contingent on achieving the programme for the remediation works, the success of the remediation works, and the Trust's assurance of the safety of the water system on completion of the works.

Early occupation will also be contingent upon the dynamic findings from the detailed analysis and clinical risk assessments of patient safety, clinical flows, etc to demonstrate the viability of any proposed service models. Detailed assessments of staffing requirements and the sustainability of the associated staffing models for the service are ongoing and will need to be aligned with the proposed time frame for early occupation before any option can be agreed.