

 <b>Belfast Health and Social Care Trust</b> caring supporting improving together		<b>Paper Ref. Num.</b> 2026.05.28_TBP_AgendaItem12.1_P209-2026UpdateOnCapitalSchemes  <i>Note:- To be completed by HQ meeting organiser</i>
<b>Belfast Health &amp; Social Care Trust Meeting Template Sheet</b> (v050526)		
<b>Title of paper (Maximum of 300 characters)</b> Update to Public Trust Board on major capital projects		
<b>Purpose of paper</b>		For Oversight
<b>If other purpose please specify</b>		-
<b>Meeting</b> TB Public		
<b>If other meeting please specify</b>		-
<b>Rationale for confidential consideration (if applicable)</b>		-
<b>Presenter</b>		<b>David Porter</b> -
<b>Date of meeting</b> 28/05/2026		
<b>Background (Maximum of 1500 characters)</b>  This paper updates Trust Board on the following major capital projects: - New Maternity Hospital - New Children's Hospital (NCH) - Acute Mental Health Inpatient Centre (AMHIC) – Refurbishment Works		
<b>Date considered at Exec Team (If Applicable)</b>		N/A
<b>Options for consideration (Maximum of 1500 characters)</b>  N/A		
<b>Recommendations (Maximum of 1500 Characters)</b>  N/A		
<b>Proposed Onward Consideration</b>		Next Agenda
<b>If other</b>		

**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  
Update to Confidential Trust Board on contract changes on the New Children's  
Hospital Project (NCH)**

**28 May 2026**

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

**1.0 NEW MATERNITY HOSPITAL PROJECT**

**1.1 STAGE 1 REPORT**

Belfast Trust has recently received the Stage 1 design report from the consultant design team appointed to delivery the agreed remediation works to the water systems within the building. This report covers the stage 1 design work for the new domestic water system within the neo-natal unit and the localised remediation work being undertaken within the other areas of the building. The report contains a number of recommendations from the consultant design team which could have a positive impact on water safety, however they would also have an impact on cost and programme. The Trust are currently reviewing these as a matter of urgency to conclude the Stage 1 report.

This paper was written on 13 May 2026 for submission to Trust Board. The decisions on the options presented by the consultant design team are due to be closed out at the Project Water Safety Group (PWSG) for the Maternity Hospital on 14 May 2026. Subject to the closure of these items on 14 May 2026, the final stage 1 report will be completed by 28 May 2026, and the final stage 1 programme and cost estimates will be available for update to Trust Board on 28 May 2026.

**1.2 OPTIONS FOR THE NEO-NATAL DESIGN**

There are a number of options within the Stage 1 report requiring decisions from the Trust which will have an impact on the estimated costs. This includes an option to route the new water pipework and services to the neo-natal unit from the shell space in the floor below. This option would involve isolating and retaining within the ceiling voids the existing domestic water distribution pipework which would be rendered redundant. While this would provide considerable savings on programme and budget, it is not considered best practice to retain redundant services within acute hospitals. The PWSG will review any risks associated with

the redundant pipework, and determine whether these risks can be mitigated and whether the cost and programme savings can be achieved.

The consultant design team have provided a number of further options for review, including the omission of a domestic hot water system to the neo-natal unit, with localised water heaters in lieu where hot water is required. This change could result in further savings and would assist in the management of water temperature within the network, which is a key component in maintaining a healthy water system.

The key options proposed by the consultant design team are due to be reviewed and closed out at the PWSG on 14 May 2026 in order to complete the stage 1 report.

### 1.3 ESTIMATED COSTS

The estimated costs for the works are currently being reviewed and finalised in conjunction with DoH Health Estates. The costs will also be subject to review based on the decisions made related to the options from the design team discussed in section 1.2 above. These options would have a cost impact where implemented, and as such the design team have not yet finalised their estimated costs or programme for Stage 1.

### 1.4 PROGRAMME

The programme within the stage 1 report cannot be finalised until the decisions are confirmed on the options noted in section 1.2 above. The Trust can however confirm based on an initial review of the stage 1 report that the localised remediation works in Level 2 of the new building will not be completed within 2026. As such the proposed early occupation of Level 2 will not take place until 2027.

The timescale for the potential occupation of Level 2 is driven by a number of factors, including:

- The timescale to replace components within the system:

The fastest engineering solution for replacing components as quickly as possible would be to drain the domestic water system in Level 2 and replace all components in one phase before refilling. This would however present a substantial water quality risk, as residual water within the pipes would rapidly become a source of bacterial growth. The timescale for the replacement of components is therefore being carefully co-ordinated with the design team

and the contractor to ensure that components are replaced in a controlled manner which allows the water systems to be safely managed throughout the process.

- The timescale to test the water systems post remediation:

The latest guidance on water systems within new Hospital buildings demands that a 6 week “steady state” period is maintained before and water testing is undertaken. This period is designed to replicate regular system use and to allow accurate testing of a system in use. The time scales for testing of the water systems thereafter and the return of results is circa two to three weeks.

Other areas of the building will become ready in phases after Level 2, as the localised remediation works progress through the building.

### 1.5 SPEND APPROVALS

Belfast Trust currently has a spend approval of £1.16M against the remediation works to the water systems on the Maternity project. This approval was intended as an interim measure and does not reflect the overall cost of the remediation works. It was agreed with DoH Investment Directorate to allow the commencement of the design works and the localised remediation works on the water systems in parallel with the development of the addendum to the Business Case. The addendum will seek approval for the full costs associated with the remediation works to the water systems.

The interim approval has allowed the Trust to appoint the consultant design team and to progress works on the local remediation to Stage 1. Subject to timely approval of the addendum to the business case, the Trust does not currently anticipate requiring further interim funding approvals. The Trust will continue to liaise with DoH officials to ensure that the design and the remediation works can progress concurrently with the addendum to avoid delay to the programme.

The Trust is currently compiling the information for the addendum to the full business case and will continue to liaise with DoH Investment Directorate as this work progresses.

### 1.6 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 Maternity building where the localised

remediation works could be completed in advance of the new water system being installed within the neo-natal area. As noted in the programme section in 1.4 above, subject to the successful completion of the remediation works and the water systems being demonstrated to be safe, the Trust do not anticipate being able to occupy elements of Level 2 of the building (main entrance level) until 2027.

The Trust continue to assess where other services could be safely brought into the building on levels 3 & 4 on completion of the remedial works. In addition to the demonstration of safety of the water systems, early occupation in these areas will be contingent upon the 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.

## 2.0 NEW CHILDREN'S HOSPITAL PROJECT

### 2.1 PROGRESS ON SITE

The works on site continue to progress well. The construction of the substructures and service tunnels is progressing well, the primary drainage has been completed and floor slabs are now in place for lower levels.

The Trust's engagement with the contractor continues in the management of the works on site and in the on-going review of technical submissions. Considerable work has already been undertaken in the review of technical submissions in collaboration with Trust representatives, DoH Health Estates as our professional and technical advisors, and the consultant design team.

### 2.2 CHANGES TO THE WATER SYSTEM

As has previously been reported to Trust Board, Belfast Trust has carried out an extensive review of the design of the water systems within the New Children's Hospital. This review was undertaken in response to previous design reviews, lessons learned from the Maternity Hospital project, and the latest NHS guidance.

In October/ November 2025, Belfast Trust confirmed to Health Estates the 25 changes to be instructed to the design team. DoH Health Estates have since been working with the consultant design team to expedite the implementation of the changes to the design. The latest update provided by Health Estates indicated that the design changes will be completed by the end of May 2026. Further liaison and review with the contractor will be required subsequently before the final cost and programme impacts are confirmed to the Trust.

### 3.0 ACUTE MENTAL HEALTH INPATIENT CENTRE (AMHIC) – REMEDIATION WORKS OWING TO WATER INGRESS

#### 3.1 PROGRESS UPDATE

Trust Board member are aware of the programme of work for the remediation works to the Acute Mental Health Inpatient Centre on the Belfast City Hospital site. As has been reported previously, the Trust will be decanting the Psychiatry of Old Age ward from the AMHIC building to the Mahee Ward on the Knockbracken site. An essential part of this work is preparing the Mahee ward to ensure that it is a suitable environment for acute mental health patients. We are conscious that we are moving patients and staff from a specialist environment and we need to ensure that we are moving them to a facility which is of equivalent safety and where staff will be able to continue to deliver a high standard of care.

The consultant design team for the remediation works to the Mahee Ward on the Knockbracken site have been appointed, and the work remains on programme. The Direct Award Contract (DAC) for the works on the Mahee Ward has been approved by DoH Health Estates, and the Trust have now engaged the main contractor.

The work is due to complete in December 2026, which will allow the decant of the Psychiatry of Old Age ward from the AMHIC building in January 2027.