

 Belfast Health and Social Care Trust caring supporting improving together		Paper Ref. Num. 2026.07.23_TBP_AgendaItem10.1_P230-2026UpdateOnCapitalSchemes <i>Note:- To be completed by HQ meeting organiser</i>
Belfast Health & Social Care Trust Meeting Template Sheet (v050526)		
Title of paper (Maximum of 300 characters) Update to Public Trust Board on major capital projects		
Purpose of paper		For Oversight
If other purpose please specify		-
Meeting TB Public		
If other meeting please specify		-
Rationale for confidential consideration (if applicable)		-
Presenter		David Porter -
Date of meeting 23/07/2026		
Background (Maximum of 1500 characters) 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)		
Date considered at Exec Team (If Applicable)		N/A
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*

Update to Public Trust Board on major capital projects

23rd July 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

The Stage 1 report for the remediation works has been received from the consultant design team. The programme for the completion of the remedial works is as below:

- Localised remediation to Level 2 – estimated completion of the remediation works: February 2027
- Early Occupation of Level 2 – March 2027
- Localised remediation to other levels - estimated completion November 2027
- Installation of new domestic water system to Neonatal - estimated completion November 2027
- Following completion of the new neo-natal water system and the localised remediation works, there will be a period of Trust commissioning before the building can be made fully operational. The Trust commissioning phase post completion of the building works was previously programmed to be 24 weeks.
- Once the new building has been fully commissioned and occupied there are subsequent phases (B2 & B3) for the demolition of parts on the old RJMH and the construction of the new link bridge which connects the new maternity to the Critical Care building. These phases are currently programmed to take 40 weeks.

The above programme dates are contingent on the success of the remediation works and the Trust's assurance of the safety of the water system on completion of the works. Detailed assessments of staffing requirements and the sustainability of the associated staffing models for the service are ongoing and are currently being reviewed against the proposed time frame for early occupation.

1.2 ESTIMATED COSTS

The Stage 1 report also included updated cost estimates. The overall costs for the remedial works remains within the initial forecast cost of £6million for the “option 2” works which was previously reported to Trust Board and the Health Committee. A revised business case for the project including these updated costs for the remediation works to the water system is currently being developed for submission to DoH Investment Directorate. In tandem the Trust has written to DOH to advise that they are proceeding with design stages 2 for neonatology to allow the remediation works to continue.

1.3 WORKS ON SITE

Engagement with the contractor is now underway. Management and disinfection protocols for all remediation works being undertaken on the existing domestic water system are being finalised. The contractor and the design team have completed site surveys. These surveys are part of the initial works to include the isolation of the existing neo-natal water system and the removal existing IPS panels and ceilings to facilitate access to the services to be replaced.

2.0 NEW CHILDREN’S HOSPITAL PROJECT

2.1 PROGRESS ON SITE

The works on site continue to progress. The construction of the substructures and service tunnels is well under way and the main concrete frame is also progressing. 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.

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, in what is referred to under the terms of the contract as a “Compensation Event”. The consultant design team have made these changes to the design and a revised package of drawings and specifications was issued to the contractor on

28 May 2026. Due to the scale of the changes, it was agreed by all parties that the normal period for reply for quotation on Compensation Events was not feasible.

The contractor is currently assessing the full impact of the water changes on their costs and programme. Further review of the contractor's response by the NEC Project Manager and the consultant design team will be required before final programme and cost impacts can be confirmed to the Trust.

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

3.1 PROGRESS UPDATE

Trust Board members 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. The programme for the works remains as below:

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

3.2 INDEPENDENT REPORT & LEGAL MATTERS

As previously reported to Trust Board, the independent expert originally commissioned by BSO Directorate of Legal Services (DLS) to review the water systems on the new AMHIC building withdrew from the commission. DLS have appointed a new independent expert, and the Trust continues to work with them to provide information for their review and to facilitate any requested inspections and surveys.

DLS has not provided the Trust with a revised timescale for the completion of the report into the water ingress at the AMHIC building. A number of additional reports have commissioned

by the independent experts. The report is due to provide analysis on a number of issues related to the water ingress, including potential liability for the damage caused.