

**FROM:** Lisa McWilliams, Executive Director

**DATE:** November 2021

**TO:** SMT

<b>ISSUE:</b>	2021/22 Programme of Works, 12/22 Linenhall Street, Belfast
<b>TIMING:</b>	Urgent
<b>PRESENTATIONAL ISSUES</b>	N/A
<b>FOI IMPLICATIONS</b>	N/A
<b>FINANCIAL IMPLICATIONS</b>	General Capital allocation: £317,000
<b>LEGISLATION/POLICY IMPLICATIONS</b>	N/A
<b>EQUALITY/HUMAN RIGHTS/RURAL NEEDS IMPLICATIONS</b>	
<b>RECOMMENDATION:</b>	<p>SMT is asked to:</p> <ul style="list-style-type: none"><li>- <b>Note</b> the attached briefing on a programme of works for 12/22 Linenhall Street Belfast;</li><li>- <b>Approve</b> the 2021/22 Programme of Works and four underpinning Business Cases for: Roof repairs; Window repairs; automation of Interior doors and; Refresh/Repaint of interior of 12/22 Linenhall Street</li><li>- <b>Note</b> that the programme of works have been raised with DoH Health Estates, CPD and H &amp; J Martin, Facilities Management contractor, with a completion date of on or before 31 March 2022;</li><li>- <b>Note</b> that BSO Corporate Services Team will assist HSCB Corporate Business Manager in the project-management of the Scheme</li></ul>

## **Introduction/Background**

1. A number of works, external and internal to 12/22 Linenhall Street, Belfast have been undertaken each year with SMT approving respective Business Schemes to maintain the property
2. The works have been enabled by capital monies from the annual DoH Capital Resource Limits rounds.
3. The condition of the property is closely monitored and, to inform the Accommodation Strategy, a Building Condition Survey of 12/22 Linenhall Street has been commissioned which will commence in mid-November 21.

The following have been identified as requiring works to maintain or enhance areas and install or replace fixtures and fittings:

- Automation of Fire Doors Ground to Fifth Floors
- Replacement of Roof Flashings and Aluminium Covers
- Replacement of broken-down windows, fittings and sealings , Ground to Fifth Floors
- Repaint and Replacement of carpet, Floors 1 – 5

## **Issue**

4. SMT approval is required for the attached 4 Business Cases to enable the programme of works for 12/22 Linenhall Street, Belfast to commence and complete by 31 March 2022.

## **Considerations**

5. Subject to approval, the 4 schemes will be undertaken via Central Procurement Directorate or H & J Martin, Facilities Management contractor. Discussions have been initiated in regard to the specification of each scheme so that the tendering process can be instigated immediately and confirmation provided that each scheme will complete by 31 March 2022;
6. The £317,000 general capital allocation includes a small amount (£7,000) for 2020/21 schemes which were overspent;

7. A £1m bid for backlog maintenance in respect of the broken-down curtain-wall window system throughout 12/22 Linenhall Street has been included in the 2021/22 – 2025/26 Property Asset Management Plan.
8. BSO Corporate Services team will assist HSCB Corporate Business Manager in project-managing the schemes,
9. The final Building Condition Survey report will issue at end January 2022.

**Options: N/A**

**Risks N/A**

**Recommendation (Should be a direct lift from first page)**

SMT is asked to:

- **Note** the above briefing on a programme of works for 12/22 Linenhall Street Belfast;
- **Approve** the 2021/22 Programme of Works and four underpinning Business Cases for: Roof repairs; Window repairs; automation of Interior doors and; Refresh/Repaint of interior of 12/22 Linenhall Street ;
- **Note** that the programme of works have raised with DoH Health Estates, Central Procurement Directorate and H & J Martin, Facilities Management contractor, with a completion date of on or before 31 March 2022;
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- **Note** that BSO Corporate Services Team will assist HSCB Corporate Business Manager in the project-management of the programme of works

**Name of Director Lisa McWilliams**

**Ext no. 323265**

**Cc Patricia Crossan  
Hazel Gillis**

**Kevin Carland, BSO**  
**Stephen McFerran, BSO**  
**Bill Harvey, BSO**

## **Appendices**

- Appendix 1            Business Case for Automation of Fire Doors, Ground to Fifth Floors**
- Appendix 2            Business Case for Replacement of Roof Flashings and Aluminium Covers**
- Appendix 3            Business Case for replacement of broken-down windows, fittings and sealings, Ground to Fifth Floors**
- Appendix 4            Repaint and replacement of carpet, Floors 1 – 5**
- Appendix 5            Equality Screening template: 2021/22 Programme of Works, 12/22 Linenhall Street Belfast**