



## Roseberry Park Hospital

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## Roseberry Park

- Purpose built mental health facility
- Opened in 2010
- 365 beds
  - Adult Mental Health Services
  - Mental Health Services for Older People
  - Forensic Mental Health Services
  - Forensic Learning Disability Services
- Administrative base for Tees and Forensics

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## PFI and Contractual Framework

- Planning commenced in 2007
- The build was funded under the Private Finance Initiative
- The build costs were c£75m
- Special Purpose Vehicle was established by John Laing Infrastructure
- The construction partner is Laing O'Rourke
- Hard FM services are provided by Carillion (placed into compulsory liquidation 15/01/18)
- Hotel Services are internally provided by the Trust

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## History of difficulties

- Defects since handover

- |                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <ul style="list-style-type: none"> <li>• Heating</li> <li>• Hot &amp; cold water</li> <li>• Staff Attack System (Blick)</li> <li>• Guttering</li> <li>• Roofs</li> <li>• Kitchen cupboard</li> <li>• Flooring</li> <li>• Lighting</li> <li>• Locks and keys</li> <li>• Windows</li> <li>• Contaminated top soil</li> <li>• Drainage</li> <li>• Acoustic door frames</li> <li>• CCTV</li> <li>• Airlock</li> </ul> | <ul style="list-style-type: none"> <li>• Ensuite bathrooms</li> <li>• Water mains access</li> <li>• TV reception</li> <li>• Laundry issues</li> <li>• Discolouration of external material</li> <li>• Poem rising</li> <li>• Treatment room temperatures</li> <li>• Generator failure</li> <li>• FM performance failures</li> <li>• Fire compartments</li> <li>• Fire doors</li> <li>• Fire glass</li> <li>• Other fire safety systems</li> </ul> |
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## Negotiations and disputes

- Since 2010
  - Regular performance reviews and discussions
  - Disputes and adjudications
  
- Since 2015
  - Escalated concerns to senior levels within partner organisations
  - FM related adjudications – resulting in £3.8m settlement for TEWV
  - Ongoing declaration of Service Failures
  - Serious safety concerns declared in 2016



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## Fire Safety Issues

- TVH and CIS surveys identified concerns regarding:
  - Fire compartments in roof spaces
  - Fire glass
  - Fire doors
  - Risers
  
- TEWV immediately...
  - Engaged with Cleveland Fire Brigade
  - Amended evacuation procedures
  - Updated all staff training
  - Stationed fire wardens on site
  - Commissioned the installation of a mist suppression system



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## Contractor responses to concerns

- Engagement of fire experts
- Lack of agreement on a suitable resolution
- Facilitated discussions and numerous rounds of negotiations
- Funder involvement
- HoldCo administration
- No agreed way forward



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## Current position

- Termination notice issued in July
- Funder challenge to notices
- Plan for court determination of notices
- Trust taking the initiative on developing specification
- Pursuing adjudication on fire safety issues
- Managing risks on FM provision



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## Carillion

- Provider of hard FM services
- Both Three Valleys Health and the Trust have business continuity plans in place
- TVH is responsible for ensuring services are provided and is working on options to secure this long term
- There are arrangements in place to ensure staff are paid in the short term
- TVH has been working with suppliers and sub-contractors



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## Implications

- Disruption to services
  - Decant of block 5 – MHSOP services to Hartlepool
  - Ongoing rolling programme of decants until site rectification is complete
  - Several years of works
- Management capacity
  - Dispute management – inc significant legal processes
  - Operational stability
  - Site management during rectification
- Reputational damage whilst processes is managed
  - Linked to service disruption
  - Service continuity
- Financial planning
- Impact on other Trustwide work



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## Next steps

- Intrusive survey work
- Installation of a mist system
- Determination of notices and completion of the termination process
- Adjudication
- Developing options for getting work underway

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