

LRA/ Doorset Replacement Programme including Door Alarms - FY 2021/22 & 2022/23 (19/09/22)

| | |
|--|--|
| <p>Objective:</p> <ul style="list-style-type: none"> Following CQC inspection it was identified that immediate action was required for the installation of new door alarm activation systems to service user’s Ensuite rooms. Acute and Urgent Care plus specific Trust other Wards were initially identified as priority areas for en-suite doorset changes, however the Wards prioritised have expanded and the brief has changed to include bedroom, bathroom and other doorsets on wards; plus, further ligature works. <p>Process:</p> <p>SSL arranged and provided urgent response to the challenge received October 2020 including.</p> <ul style="list-style-type: none"> Pilot trial doorsets and review of limited suppliers in several Trust wards throughout lock-down (COVID) and managing supply chains including two PFI partners and landlords. Continue to be at the forefront of this NHS-wide ‘flag-ship’ project and will continue to actively work very closely with suppliers, contractors, installers, third-party contractors, and Trust staff to engage, proactively deliver and promote this new piece of essential clinical, and potentially life-saving components. Work with the supply chain to ensure maintenance and lifecycle process are in place to ensure operable product and longevity. Continue to innovate with the supply chain to ensure we have new deployments within our properties to deliver best possible safe systems to assist in Patient Care <p>Trust Queries:</p> <ul style="list-style-type: none"> SSL Have concern in Clinical Staff altering the anti-barricade system to seclude patients in bedrooms, this is now across many sites. The doors are designed to be anti-barricade, anti-ligature, <u>not</u> to seclude patients. SSL were never asked to design a door to seclude. <p>Action: Trust Executives & Trust Risk Management are to confirm operation and design brief of doorset and inform SSL accordingly?</p> <p>On instruction from the Trust, SSL can instruct alterations to door design that has not yet gone into manufacture, to install a key operated dead lock, at approximately £250 extra per door.</p> <p>All doors that have already been installed as per Trust agreed design would need to be removed and returned to manufacturer to enable dead lock installation, at considerable cost and disruption to the ward. This will need further review and agreement before actioning.</p> <ul style="list-style-type: none"> Concern that the CQEIA has been issued to SSL October 2021 by the Trust for the installation of the doorsets, however subsequently it has been noted this is not signed-off by the Trust. <p>Opportunity reviewed by SSL Project staff to ‘hand back’ the rooms each evening- this will require clinical/operational ownership and increased supervision of the evening/nights, taking clients out of the work area/ their bedrooms all day and increased escorting supervision on the building works teams. This will need CQEIA amendment.</p> <p>Trust to adjust/ amend and confirm that the CQEIA is approved, this directly impacts delivery and installation and the programme of installation, with potential effects on capital values and cashflow.</p> | <p>Executive Summary</p> <p>Install continuous alarm doorset systems across BSMHFT/ SSL premises as prioritised by the Trust under request for safe systems from CQC.</p> <ul style="list-style-type: none"> To ensure delivery expectations, fit-for-purpose safe systems and value for money. COVID outbreaks across inpatient wards have created a considerable impact, with work suspended at times and contractors turned away or having to re-plan access and installation. However, by positive liaison locally the SSL Project Teams, PFI Companies, Doorset contractors and Clinical Managers have managed to follow the ‘overall’ programme intended. South PFI Via Lifecycle are replacing the current Staff Assist System, this will improve connectivity to door systems. Installation programme for doors issued. Programme position: the North PFI sites, Retained Estate in the North, and owned Estate have either been ahead or on programme. The South PFI sites of Barberry, Oleaster and Zinnia have been delayed. Delays due to PFI process, Trust CQEIA impact, Supplier heavy demands from National CQC requirements and PFI lifecycle works on Staff Assist System replacement. Kingsway have notified Trusts throughout the UK of delays; several meetings have been held where we have reduced the delays for Oleaster & Zinnia. SSL with its supply chain have progressed different work systems to hand-back the Bedrooms each evening maintaining bed availability continuously. The effect is to potentially extend the install programmes as we must clear and make safe the work area each evening and commence afresh with bringing materials and tools each morning, along with working on live mental health wards. Further meetings with Kingsway regarding maintenance and lifecycle of the Switch system, along with addressing a number of identified operational queries. Doorset numbers; By Summer 2022 SSL/ BSMHFT will have installed circa 250 new Doorsets with alarms. <p>As a brand-new system, installed on existing ward infrastructure, connected into Staff Assist Alarms, whilst working in live Mental Health Acute wards -with COVID interruptions the scheme has been a massive challenge however a considerable success.</p> <ul style="list-style-type: none"> Phase 1 works 183 ensuite Doorsets across 15No Trust prioritised wards Phase 2 ligature and 63 doorset works (2021/22) against Trust prioritised wards (Larimar, Citrine, George, Melissa, and Mary Seacole) incorporating Bedroom (plus bathroom, WCs, etc.) doorsets and Ligature Risk Assessment (LRA) works. With additional ensuite doorset works to Citrine. Revised Programme and cost detail as attached. <div style="text-align: center;">  <p>Door Alarm Monitoring System CC</p> </div> |
|--|--|

| Trust wide Phase 1 (Doors Only) | | | |
|---------------------------------|----|-----------------|-----|
| Number of Wards | 15 | Number of Doors | 183 |

Trust wide Phase 2 (Doors & Ligature Works)

| | | | |
|-----------------|---|-----------------|-----|
| Number of Wards | 5 | Number of Doors | 129 |
|-----------------|---|-----------------|-----|

North PFI

| Ward | No of Doors | Target Completion Date | Receipt of CQEIA (Y/N) | Percentage of Completion | | | | | | | | | | Risk/Trust Sign-Off | |
|----------------------------|-------------|------------------------|------------------------|--------------------------|------------------|-----------------------------|----------------------|-------------|-----------|--------------|--------------|---------------|----------|---------------------|---|
| | | | | Survey & Design | Pricing & Orders | Pricing PFI/Lender Approval | Procurement Approval | Manufacture | Electrics | Staff Attack | Installation | Commissioning | Training | | |
| MSH 1 | 16 | Dec-21 | N | 100 % | 100 % | 100 % | 100 % | 100% | 100% | 100% | 100% | 100% | 100% | 100% | N |
| Meadowcroft | 10 | Nov-21 | N | 100 % | 100 % | 100 % | 100 % | 100% | 100% | 100% | 100% | 100% | 100% | 100% | N |
| Reservoir Court | 16 | Jan-22 | N | 100 % | 100 % | 100 % | 100 % | 100% | 100% | 100% | 100% | 100% | 100% | 100% | N |
| MSH Ward 2 (Bedroom Doors) | 14 | Sept -22 | N | 100 % | 100 % | 100 % | 100 % | 100% | 100% | 50% | 30% | 0% | 0% | | N |

| Ward | No of Doors | Target Completion Date | Receipt of CQEIA (Y/N) | Percentage of Completion | | | | | | | | | | Risk/Trust Sign-Off | |
|-----------------------------|-------------|------------------------|------------------------|--------------------------|------------------|-----------------------------|----------------------|-------------|-----------|--------------|--------------|---------------|----------|---------------------|---|
| | | | | Survey & Design | Pricing & Orders | Pricing PFI/Lender Approval | Procurement Approval | Manufacture | Electrics | Staff Attack | Installation | Commissioning | Training | | |
| Eden Acute | 4 | Aug-21 | N | 100 % | 100 % | N/A | 100 % | 100 % | 100 % | 100 % | 100 % | 100 % | 100 % | 100 % | Y |
| Eden PICU | 2 | Aug-21 | N | 100 % | 100 % | N/A | 100 % | 50 % | 100 % | 100 % | 50 % | 50% | 100 % | 100 % | Y |
| George Ward | 1 | Aug-21 | N | 100 % | 100 % | N/A | 100 % | 100 % | 100 % | 100 % | 100 % | 100 % | 100 % | 100 % | Y |
| Newbridge | 1 | Aug-21 | N | 100 % | 100 % | N/A | 100 % | 100 % | 100 % | 100 % | 100 % | 100 % | 100 % | 100 % | Y |
| George Ward (Bedroom Doors) | 18 | April – 22 | N | 100 % | 100 % | N/A | 100 % | 100 % | 100 % | 100 % | 100 % | 100 % | 100 % | 100 % | N |

BNHP

| Ward | No of Doors | Target Completion Date | Receipt of CQEIA (Y/N) | Percentage of Completion | | | | | | | | | | Risk/Trust Sign-Off | |
|--------------------|-------------|------------------------|------------------------|--------------------------|------------------|-----------------------------|----------------------|-------------|-----------|--------------|--------------|---------------|----------|---------------------|---|
| | | | | Survey & Design | Pricing & Orders | Pricing PFI/Lender Approval | Procurement Approval | Manufacture | Electrics | Staff Attack | Installation | Commissioning | Training | | |
| Oleaster-Japonica | 16 | Jun-22 | N | 100% | N/A | 100% | 100% | 100% | 100% | 80% | 100% | 0% | 0% | | N |
| Oleaster - Melissa | 16 | May-22 | N | 100% | N/A | 100% | 100% | 100% | 100% | 80% | 100% | 0% | 0% | | N |
| Oleaster-Magnolia | 16 | Jun-22 | N | 100% | N/A | 100% | 100% | 100% | 100% | 80% | 100% | 0% | 0% | | N |
| Oleaster - Tazetta | 16 | Jun-22 | N | 100% | N/A | 100% | 100% | 100% | 100% | 80% | 100% | 0% | 0% | | N |
| Oleaster - Caffra | 10 | Jun-22 | N | 100% | N/A | 100% | 100% | 100% | 100% | 80% | 10% | 0% | 0% | | N |
| Zinnia - Lavender | 16 | Jul-22 | N | 100% | N/A | 100% | 100% | 100% | 100% | 80% | 100% | 0% | 0% | | N |
| Zinnia - Saffron | 16 | Jul-22 | N | 100% | N/A | 100% | 100% | 100% | 100% | 80% | 100% | 0% | 0% | | N |

| Ward | No of Doors | Target Completion Date | Receipt of CQEIA (Y/N) | Percentage of Completion | | | | | | | | | | Risk/Trust Sign-Off | |
|---------------------|-------------|------------------------|------------------------|--------------------------|------------------|-----------------------------|----------------------|-------------|-----------|--------------|--------------|---------------|----------|---------------------|---|
| | | | | Survey & Design | Pricing & Orders | Pricing PFI/Lender Approval | Procurement Approval | Manufacture | Electrics | Staff Attack | Installation | Commissioning | Training | | |
| Larimar (en-suites) | 15 | Sep-21 | N | 100% | 100% | N/A | Y | 100% | 100% | 100% | 100% | 100% | 100% | | Y |
| Larimar (bedrooms) | 15 | Mar-22 | N | 100% | 100% | N/A | Y | 100% | 100% | 100% | 100% | 100% | 100% | | Y |
| Citrine | 23 | June-22 | N | 100% | 100% | n/A | Y | 100% | 100% | 100% | 95% | 90% | 0% | | N |

Comments/Updates

| Summary Statement | North Retained Estate |
|---|---|
| Cost, Timescale and The Contractual Position | The variations have been completed. Funder approval was not required, and George Ward/Eden/Newbridge House are now complete within time frame and budget. |
| Buy-in and access support | Any concerns with access to the ward Example: Any escort facility required, delays etc. |
| Repair Status | George Ward bed 13 – Alarm bar repaired due to faulty cable; Eden Acute Bed 5 – Alarm bar repaired due to patient Damage |
| | -New bedroom mechanical door (George Ward) |

| | |
|---|---|
| | <ul style="list-style-type: none"> Eden PICU: Ensuite Bedroom 1, 1 door still outstanding and refused access by Ward Manager on 10/06/22. Awaiting staff and room availability. Capex schemes for Eden Unit, Newbridge and MSH for both bedroom doors and Britplas windows has been started. Only enabling works and surveys are being completed in FY 22/23 |
| North PFI Properties | |
| Cost, Timescale And The Contractual Position | The Variations have been completed, Funder approval was not required, and George Ward & Eden acute are now complete within timeframe and budget. |
| Buy-in and access support | |
| Repair Status | <p>May</p> <ul style="list-style-type: none"> Meadowcroft; <ul style="list-style-type: none"> Bed 9 – no access (no access due to COIVD but all working at the time of call out – all working) Bed 10 - new electronic hinge fitted (all complete) <p>June</p> <ul style="list-style-type: none"> Meadowcroft bed 9 – limited access - identified a damaged bar – re-visit required due to access (all working). MSH Ward 1 – bed 4, 13 & 15 (all working). MSH Ward 1 – bed 14 (damaged from seclusion, and door on order – eta TBC) <p>July</p> <ul style="list-style-type: none"> Reservoir Court - Bed 24 needs further investigation which is planned in. (Total strip-down of architrave required – TBC) <p>August</p> <ul style="list-style-type: none"> Meadowcroft Beds 2, 5 & 6 – (all working). |
| Summary Statement | <p>Ensuite door sets</p> <ul style="list-style-type: none"> MSH Ward 1: 18/5/22, SSL/Trust PM continues to push for a date on the replacement ensuite door to bedroom 14. Mechanical Bedroom Doorsets (MSH Ward 2) Install of Ward 2-bedroom doors commenced on 5th September. As of 15.09.22 – 30% of doors installed. No current issues with install and contractors on site. |
| South PFI | |
| Cost, Timescale And The Contractual Position | Melissa, Magnolia, Japonica, Tazetta, Lavender and Saffron – all door sets installed. Caffra – wall chasing prior to door install to commence 20 th Sept. Including door installation, a 3 week programme. Austco connections due to commence w/c 26th Sept. 3 week programme. |
| Buy-in and access support | Full Clinical focus and support is required for installation phase. |
| Repair Status | <p>The ensuite bathroom doors are still awaiting connection to the new Austco Staff Assist system, and thus are not fully commissioned.</p> <p>There have been no reports of significant mechanical failure with any of the doors, to date.</p> |
| Summary Statement | All doors due to be installed by 10 th Oct. Austco connections by 17 th Oct. |
| Owned Estate | |
| Cost, Timescale And The Contractual Position | <p>Budget Spend - £189k Forecast Actual Spend - £138k Programme Target Completion - September 2021 Forecast Completion - August 2021 Contractual Position JCT Minor Works Contract signed by SSL and Kingsway.</p> |
| Buy-in and access support | |
| Repair Status | Citrine, 15 out of the 18 new doors are all working fine. 3No doorsets under review Monday 22 nd August. |

| | |
|---|--|
| | Larimar, ensuite 4 repair reviewed Monday 22 nd August. |
| <p style="text-align: center;">Summary Statement</p> | <p>Larimar Trial bedroom door with “Switch” anti-barricade system and mechanical locks and vision panel, was installed as planned on Monday 1st November. This trial door has subsequently been signed off by the Risk Team and clinical colleagues. POs raised for 15nr Larimar Kingsway “Switch” bedrooms doors and 23nr Citrine bedroom “Switch”, en-suite, and bathroom doors. There is a COVID outbreak on Larimar ward which will delay the planned installation start date. Discussions are ongoing with Kingsway and Ardenleigh colleagues to explore options to mitigate this programme risk. There is a COVID outbreak on Citrine ward which will delay the planned installation start date. Discussions are ongoing with Kingsway and Ardenleigh colleagues to explore options to mitigate this programme risk. Estimated completion 15th July. Installation completed Monday 25th July, 2022. Snagging remedial works scheduled for Friday 23rd September. All the new Sentry doors have been fitted on Citrine except for the LTS bedroom. We have been denied access to this bedroom for clinical reasons and await further instruction.</p> <p>Installation of the new bedroom doors started on Monday 14th February as planned. Additional temporary staff for escorting duties have been recruited. We are taking longer per doorset for each bedroom/ bathroom than anticipated due to handing back the patient rooms each day and having to set up each morning to carry out the works- this supports the Trust in maintaining bed usage but slows the project down. There was a problem with the bedroom 1 trial door which became extremely difficult to open in anti-barricade mode. This issue, caused by a build-up of dust within the hinge mechanism, has now been resolved. There will consequently be significant ongoing revenue maintenance cost implications for these doors. The Citrine Ward installation start has been delayed until 26th April to align with bedroom/ bathroom hand back each day, and Kingsway doorset production runs.</p> |