

St Peter's Hospital Estate briefing - February 2024

This briefing is published in response to questions received at consultation events.

1. Background information

1a. Location

Most of the site is owned by Mid and South Essex NHS Foundation Trust (MSEFT) and is located north of Spital Road at the eastern end of the High Street in Maldon, Essex. The Site is 6 miles south of Witham and Southwest of Hatfield Peverel where the nearest railway stations are located providing services into London Liverpool Street with a journey time of circa 40 minutes. There are several bus stops located on High Street providing access to Danbury, Bradwell on Sea, Colchester and Chelmsford.

The Site falls within the jurisdiction of Essex County Council and Maldon District Council.

The MSEFT owned site parcel is approximately 2.08 hectares (5.13) acres, surrounded by residential properties off Highlands Drive and London Road. Much of the site is in the Maldon Conservation Area. The site contains various shrubs and trees which include some trees protected via Tree Preservation Order's.

Access to the site is via a narrow entranceway on Spital Road with car parking extremely limited. To the front of the site is an old chapel that is now used as a social hall. To the immediate left is 'Cherry Trees House', a mental health day hospital owned by Essex Partnership University NHS Foundation Trust (EPUT). To the immediate right is a private Care Home with access rights through the St Peter's site.

1b. Buildings

The Site comprises several historic red brick buildings, originally built for use as a Workhouse in 1873. Many of the buildings on the site are locally listed, including the stand-alone Chapel. There are modern 20th century additions on the site which are not locally listed.

The main hospital building is the largest on site and is a long symmetrical block of three storeys. At the rear of the site is a range of structures that have been incrementally developed in the late 1800s and 1900s. These include three villa-type buildings built in the late 1960s and other single storey buildings originating from the 1940s.

Cherry Trees House is a single-storey, brick-built hospital building where the original section of the property dates to pre-1900s. The extended area was completed in the later part of the 20th century.

St. Peter's became part of the NHS in 1948 and the MSE Oakleaf survey details the building as a traditional build consisting of solid walls and lath with plaster ceilings. Additional walls and false ceilings have been added over time.

With new regulations being published across the years, the site has struggled to meet modern standards expected within NHS buildings.

2. The Mid and South Essex NHS Foundation Trust estate

The MSE NHS Foundation Trust Estate comprises of Southend, Basildon and Broomfield Acute Hospitals, St Peters Hospital, Orsett Hospital, Braintree Community hospital and a range of other community premises. The estate is of varying quality with total funds required to address all backlog maintenance risk estimated to be more than £150 million (including £20 million for St Peters). The Trust does not have sufficient capital resources to address all backlog maintenance and in recent years has had to prioritise the limited capital funds on addressing the most urgent safety related risks.

3. The condition of the St Peter's Hospital site

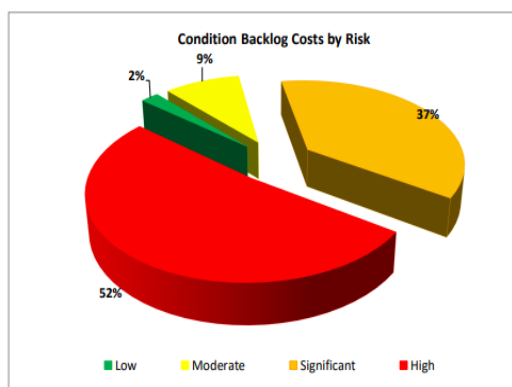
The overall condition of the St Peter's Hospital estate has been a concern for many years. Limitations on the availability of NHS capital funding restrict the ability to address the concerns. This is an issue across many parts of the Essex estate. St Peter's Hospital is one of the oldest NHS properties owned by MSEFT, with the costs of remedial works higher here than elsewhere due to the age of the building and its general lack of suitability for modern healthcare provision.

The lift breakdown issues were becoming more frequent, to the point that it was felt in summer 2023 this could not be tolerated any longer. To replace the lift, there would be significant cost as well as needing to decant services out of the 1st and 2nd floors whilst replacement works happened, which would also have been at a significant cost.

The Six Facet survey is an independent assessment which identifies the extent of maintenance work required to a site. It focuses on backlog maintenance work and work that need to be carried out in the subsequent 5 years. The last survey of this type completed for Mid and South Essex NHS Foundation Trust was undertaken in late 2021 (see annex 1). It showed that the total funds required to address all maintenance needs on site equated to £20.07m, with 76% of the site being graded as being of poor condition and 24% as in bad condition.

The survey grades the risk associated with the maintenance works. 'High' and 'Significant' are the main areas of concern. 52% of the work required for St Peters Hospital is 'High' with a cost of £6.9M and 37% is 'Significant' with a cost of £6.7M.

A separate Six Facet survey was undertaken for Cherry Trees House. This identified a maintenance requirement of £115k.



The table below identifies the top areas of concern:

Area of work	Description	Estimated Funding requirement
Window replacement to Main Block and Outpatient Building	<p>The windows are in extremely poor condition across these two buildings This contributes to the clinical areas often feeling too cold for visitors and staff in the winter months and drafts on the upper floors.</p> <p>Windows and glazing condition was identified as a significant risk in the latest fire assessment in November 2023.</p> <p>The Cherry Trees maintenance requirement is largely relating to window replacement also.</p>	£3,090,000
Asphalt and concrete replacement	All routes onto site and to the rear car parking area require works. Pathways are uneven causing a risk of trips and falls	£1,590,000
Roof works to Main Block and Outpatient Building	<p>Defects with the roof have led to several occasions of flooding and leaks with the building. Often electrics must be turned off when the leaks occur. Buckets are placed under the leaks to minimise water on the floor and continued mopping takes place. Constant flooding weakens roof structures.</p> <p>Pigeons have nested in the main building loft area where the therapies services used to reside.</p> <p>All services on the 1st and 2nd floors have been re-located to ground floor areas.</p>	£497,000
Replacement of boilers	Boilers have reached end of life throughout the site with particular focus on the Main Block, Outpatient Building and the Social Hall. This has led to clinics being cancelled in winter months where rooms are too cold for patients to undress.	£600,000

Fire systems	<p>The latest fire risk assessment was taken in November 2023. The report was overall rated as 'significant risk' with 421 actions identified.</p> <p>Multiple faults on Notifier Panel covering Ward as reported on recent maintenance inspection of Fire Alarm equipment at St Peters hospital. The report recommends entire fire alarm system be upgraded due to age of system.</p>	£485,000
Electric re-wiring	This work is required across the full site.	£433,000
Repair works to walls and ceiling.	The frequent leaks from the roof has led to large scale damage to plastered walls and ceilings and required repair work.	£240,000
Old Tissue Viability Centre, Training rooms and offices	This building has been out of use for several years due to significant issues with the roof and structure and no longer being suitable for clinical services. The survey recommends demolition, asbestos removal and rebuild. At minimum the building will need to be demolished only.	£3,500,000 or estimated £750k demolition only
Various asbestos removal across site	Most buildings on site have asbestos. Whilst undisturbed this does not cause harm, however with any of the works listed above, asbestos removal work will be required.	£1,089,000

The £20m quoted in the Six Facet Survey report reflects a point in time position. We are experiencing increasing costs across several capital programmes across the system, due to market forces and inflation, and therefore a note of caution should be applied to this figure regarding robustness as time progresses.

4. The effect of these defects and issues on services at St Peter's Hospital

The issues relating to the lift impacted the Stroke Rehabilitation inpatient ward area on the 1st floor of the main building and the therapy and outpatient services on the 2nd floor. If this lift was to be repaired, these services would have had to be decanted off site whilst works took place.

With the extent of leaks and flooding during rainfall, electrics to services need to be turned off thereby impacting service delivery.

The main St Peter's Hospital building is 150 years old. The age of the building means the most up to date technical health building notes standards and guidance (HBN standards) and modern standards cannot be met.

We cannot provide an excellent patient experience from facilities with the extent of repair and maintenance work that is required at St Peters.

5. Recent maintenance and repair work

To keep facilities safe for patients and staff, reactive repair work has taken place across several years. Some key areas of repair work:

- Some windows were replaced as there was an issue with gapping / draughts.
- Last year the roof above the old kitchen area at the back was replaced.
- Fire doors have been replaced via a phased approach over the past 18 months.
- Small repair works to the lift when this breaks down however the lift now needs replacing.
- Partial improvements to the car park area surface

6. Security issues

All functional buildings are locked and secured when not in use, whilst buildings that are no longer in use are boarded up. There is an ongoing issue with young people congregating and occasionally causing some criminal damage, this has been the case for years and mainly occurs during the summer.

There have been recent incidents where the empty building has been accessed through a window, however now that inpatient services are no longer on site, enhanced security measures are in place including additional CCTV cameras and increased frequency of security patrols .

If the site is vacated, then further security measures will be implemented to safeguard the premises.

7. Potential new health hub for Maldon

The need to develop sustainable, fit for purpose health care facilities in Maldon has been recognised by the NHS for several years. There have been previous attempts to identify options for a site to develop a Maldon Health Hub, which would provide the Maldon District with modern, and appropriate premises where health and wellbeing services are provided on an integrated, multi-agency basis, delivering collaboration between GP services, the acute trust, Maldon District Council, health care provider organisations, Social Care and the voluntary sectors. The last options appraisal took place in 2022 and the Wycke Hill development was identified as the most appropriate site for a Maldon Health Hub.

The development was always planned to be delivered in phases. This would allow the development and delivery of different aspects of the service to be completed in line with need. The first phase would be to deliver a new Primary Care facility to replace Blackwater surgery and facilities for locally facing services, such as outpatient services and diagnostics. There is the option for a second phase for inpatient care and specialist services. A Programme Business Case (PBC) has been in development. Work has stalled because of issues associated with land ownership and a relief road, both outside of the NHS's control. This could mean that the scheme will become impracticable. In the meantime, NHS colleagues, together with partners, are exploring whether there are other viable sites to develop the Maldon Health Hub on.

A new Primary Care Health Hub is also being developed in Heybridge. This would be a new general practice healthcare facility on a new development site. The facility would replace the branch surgeries for both Blackwater Medical Centre and Longfield Medical Centre and give additional space. The exact layout is being finalised between developers, the practices and the ICB. The Project Initiation Document (PID) was signed off by the ICB executive team and is now with NHS England for approval. An outline business case (OBC) and then a full business case (FBC) will follow. Work is likely to commence in 2025.

Annex 1

St Peters Hospital Spital Road Maldon CM9 6EG Updated 2022		Gross Floor Area	9,133
		Net Usable Area	7,306
		Building Year	1900 - 2010
		Total Backlog	£7,988,604
		Total Budget	£4,795,656
Survey Date	Nov - Dec 2021	Total Cost (Exc. On Costs)	£12,784,260



Condition Backlog Maintenance Works	
Building	£7,092,982
M&E	£725,120
Statutory Compliance	£138,620
Fire Safety	£31,883
Backlog Total Cost	£7,988,604

Condition Future Planned Costs for Future Maintenance Works (5 years)	
Building	£2,017,376
M&E	£2,494,228
Statutory Compliance	£0
Fire Safety	£284,052
Future Planned Total Cost	£4,795,656

Combined Total Costs	£12,784,260
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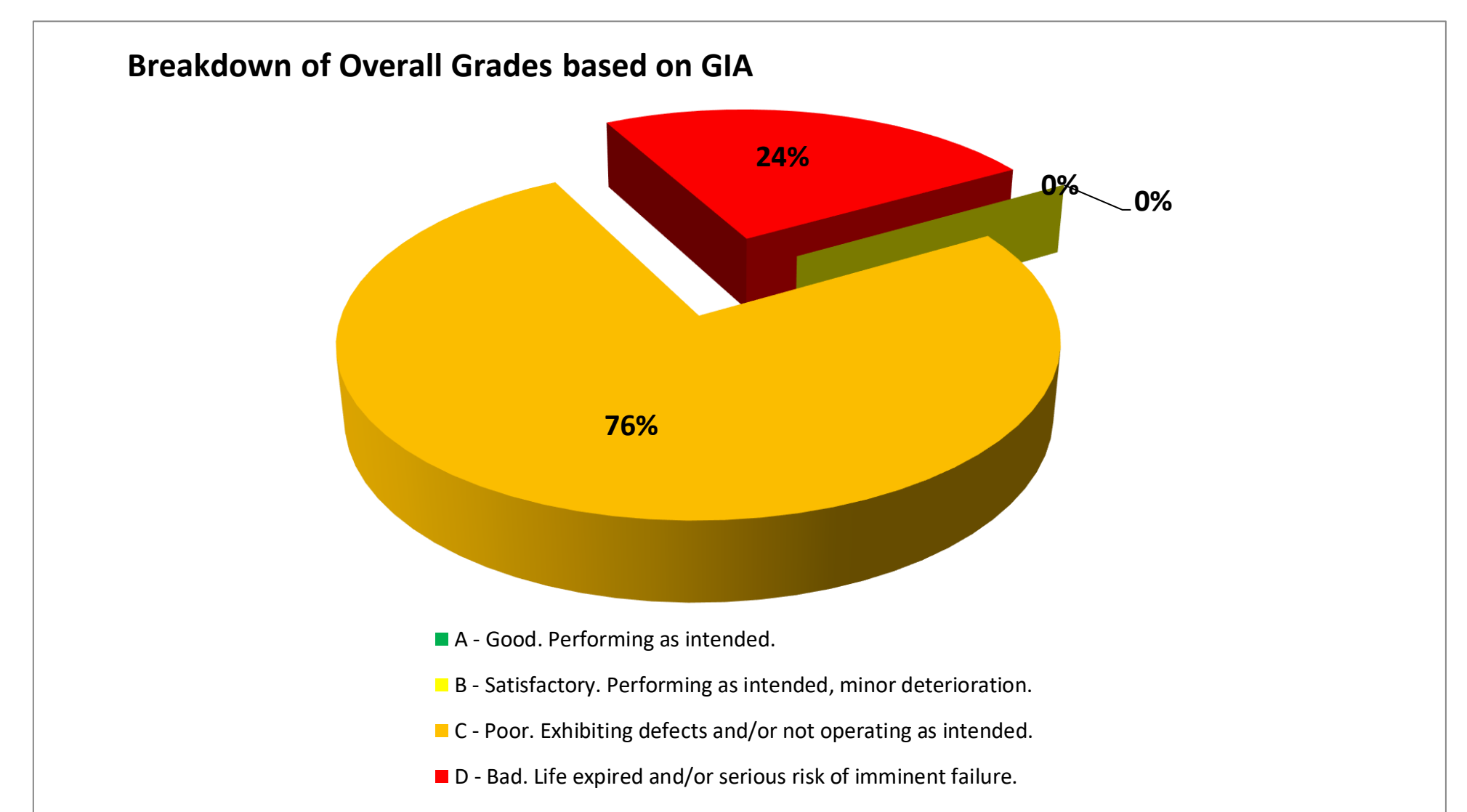
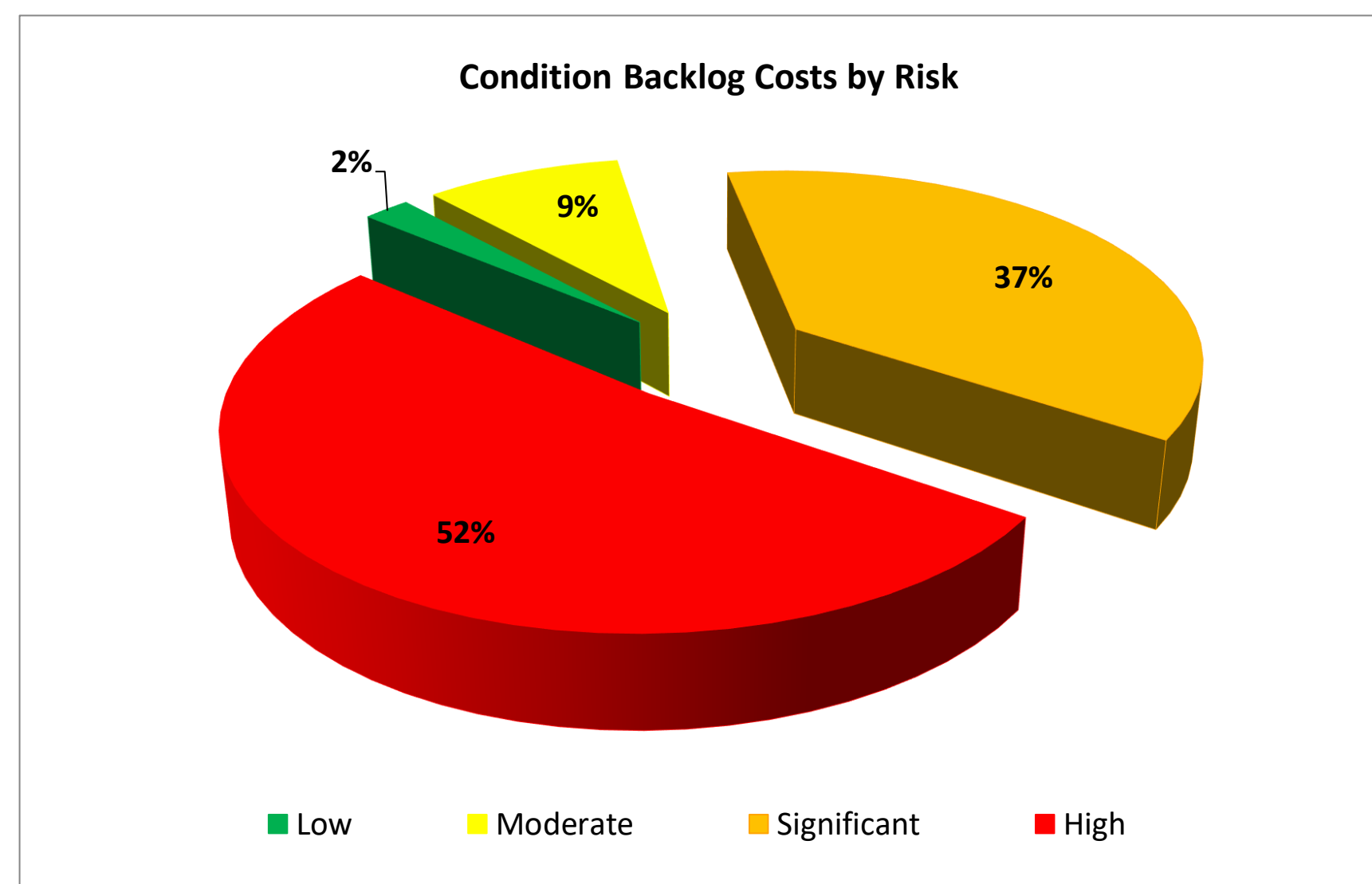
Combined Total Costs (Including On Costs)	£20,071,288
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The On-costs include for: Contingency, Fees, Prelims, Profit and VAT.

Building	Building Volume m ³	Total Energy GJ	Energy Result GJ/100m ³	Energy Rating
Whole Site	TBA	TBA	TBA	TBA

Backlog Summary	£s	Site Location & Description
Low Risk	£172,140	St Peter's Hospital is a cottage hospital type facility located in the town of Maldon, Essex. The hospital is made up of several buildings across the site with a wide range of building styles and ages.
Moderate Risk	£727,103	
Significant Risk	£2,962,333	
High Risk	£4,127,028	
Total Backlog Risk	£7,988,604	

Block No. & Name	GIA	Backlog Costs (2022)	Budget Costs (2023 - 2027)	Total Cost	Total Cost (Inc On-Costs)	Facet 1 Condition Grade	Facet 2 Function Grade	Facet 3 Space Utilisation	Facet 4 Quality Grade	Facet 5 Statutory Grade	Overall Grade
000 - Site	NA	£1,633,732	£918,550	£2,552,282	£4,007,083	D	N/A	N/A	N/A	N/A	D
004 - Recreation Hall	250	£69,848	£62,007	£131,855	£207,012	C	B	U	B	B	C
008 - Water Softener Room, Garage, Sun Lounge & Tank	50	£7,170	£0	£7,170	£11,257	D	N/A	N/A	N/A	N/A	D
010, 012, 014, 016, 020 & 022 - Main Block	4,619	£2,410,476	£1,674,474	£4,084,950	£6,413,372	C	C	U	C	C	C
018 - Disused Boiler House	408	£442,210	£43,797	£486,007	£763,030	D	C	U	C	C	D
024 - Outpatients Clinic	1,000	£308,908	£1,072,523	£1,381,430	£2,168,845	C	B	F	C	C	C
028 - Harkenwell Child and Family	750	£412,006	£148,120	£560,126	£879,398	B	N/A	V	D	N/A	D
030 - Generator House, Fittings Store & Pipe Store	22	£3,585	£0	£3,585	£5,628	D	N/A	E	N/A	N/A	D
032 - Day Hospital	377	£478	£287,637	£288,115	£452,340	B	B	F	C	C	C
034, 036 & 038 - Tissue Viability Centre/Training Room/Offices	1,000	£2,530,592	£191,624	£2,722,216	£4,273,878	D	C	F	C	C	D
041 - Villa No.1 - Maldon (Essex) Mind	219	£35,312	£145,652	£180,964	£284,113	B	B	U	C	B	C
042 - Villa No.3 - Primary Care	219	£24,946	£143,723	£168,669	£264,810	B	B	U	C	B	C
044 - Villa No.2 - Samphire Centre	219	£109,343	£107,550	£216,893	£340,521	B	N/A	V	C	B	C
TOTAL	9,133	£7,988,604	£4,795,656	£12,784,260	£20,071,288	-	-	-	-	-	-



Facet 1 - Physical Condition Grade

- | |
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| A - Good. Performing as intended. |
| B - Satisfactory. Performing as intended, minor deterioration. |
| C - Poor. Exhibiting defects and/or not operating as intended. |
| D - Bad. Life expired and/or serious risk of imminent failure. |

Facet 2: Functional Suitability

- A - Very satisfactory, no change needed.
 B - Satisfactory, minor change needed.
 C - Not satisfactory, major change needed.
 D - Unacceptable in its present condition.

Facet 4: Quality

- A - A facility of excellent quality.
B - A facility requiring general maintenance investment only.
C - A less than acceptable facility requiring capital investment.
D - A very poor facility requiring major capital investment or replacement.

Facet 5: Statutory Compliance

- Panel 5: Statutory Compliance
- A - Complies with all relevant standards and relevant guidance.
 - B - Action required to comply with relevant guidance and statutory requirements.
 - C - Building with known contravention of one or more standards.
 - D - Building areas which are dangerously below 'B'.

Facet 3: Space Utilisation

- F Fully Utilised
O Over Utilised
U Under Utilised
E Empty

Facet 6: Environmental

- A 35 - 55
 B 56 - 65
 C 66 - 75
 D 76 - 100

Overall Grade






- Overall grade
- | |
|--|
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| Not Surveyed |

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