

# Ayrshire and Arran Hospital



## 1. Asset information

The Ayrshire and Arran Hospital project involved the design, construction, financing and maintenance of a 206-bed acute mental health facility and community hospital in Irvine, North Ayrshire, Scotland. The hospital became operational in 2016 and the concession runs until 2041.

The project facilities include acute mental health beds, rehabilitation unit, addiction ward and elderly mental health beds across 11 wards, as well as general accommodation for administrative support, office space and public areas.

The project is structured as a non-profit distributing ('NPD') project, the Scottish variant to the UK PFI procurement model.



Healthcare

## 2. Impact

Mental health hospital providing access to acute and community mental healthcare for c.1,500 patients a year with 206 beds.



## 3. Awards and certifications

- Building Better Healthcare Award
- Best Mental Health Development 2016
- European Healthcare Design Mental Health Award 2017

## 4. Environment

### GHG emissions

The Portfolio Company appointed 'Inspired Efficiency' to prepare a report to support the drive to reduce carbon emissions across the project to support the UK Government target to be Net Zero Carbon (NZC) by 2050.

The review found that energy usage could be significantly reduced with many of the measures having quick paybacks. The Portfolio Company provided investment to enable the facilities management provider to implement many of the identified opportunities and realising a meaningful annual saving to the NHS.



### Climate risk

The project was screened to evaluate the potential physical impacts from climate change based on 'Paris-aligned' (RCP2.6 ~+1°C) and 'High emissions' (RCP8.5 ~+3.7°C) scenarios across three time periods (2020, 2050 and 2100). The project maintains a Very Low physical climate risk score under both scenarios.

### Waste & Water

The portfolio company and its supply chain have appropriate systems in place to monitor and reduce water and waste on the project in their control. This includes automatic water meter readings and metering of subsystems and on-site wastewater treatment and reuse. For waste minimisation there are systems for waste management and audits and recycling.

The management services provider continues to monitor waste and water consumption and is actively exploring opportunities to reduce them wherever possible.

### Biodiversity

The asset is built in compliance with local environmental regulations. The client focuses on promoting restoration efforts to improve degraded or removed ecosystems that act as natural carbon sinks and can improve resilience to climate-related damages, such as:

- allowing sections of the landscaped areas to re-wild by limiting the grass cutting during the summer period for example.



Additionally, the Portfolio Company has a Biodiversity policy in place.

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## 5. Social

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### Health & Safety

Health and safety is on the agenda each board meeting. Our asset managers work actively with the Portfolio Company or its management service providers, to promote a strong health and safety culture, facilitate the sharing of best practices.

We endorse a zero-tolerance approach to occupational health and safety incidents. Additionally, the Portfolio Company has a Health & Safety policy in place and regularly conducts a fire or health and safety audit.

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### Diversity

Not applicable as the Portfolio Company does not employ any staff.

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### Impact for local communities

On opening, the facility has significantly increased the availability of and access to mental health services and treatment in the region. The accommodation is designed to be as home-like as possible and each ward has a private courtyard with external garden providing a calm and therapeutic atmosphere in which patients can receive care.



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## 6. Governance

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### Delegation & oversight

The Portfolio Company directors review on a quarterly basis comprehensive board report, including both general project management and financial management. The project has a rigorous governance structure in place with quarterly board meetings, ad-hoc meetings when required and an authority delegation matrix to the management services provider.

The Portfolio Company has robust ESG policies and procedures in place and clear board-level responsibility to monitor their application. The ESG standard policies include:

- Biodiversity policy
- Code of Conduct, including anti-bribery, anti-corruption and non-discrimination
- Conflict of interest
- Cyber-security
- Diversity
- ESG
- Health and safety (workplace accident prevention)
- Anti-slavery & Human Trafficking policy (Modern Day Slavery)
- Rapid escalation
- Responsible contractor
- Tax
- Whistleblowing

The Portfolio Company holds frequent meetings with the public sector client to promote collaboration, coordination and integration of operations.

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### Reporting

The Portfolio Company uses a quarterly board pack, reporting to the board of directors on the operational and financial performance of the project and compliance with its obligations and regulation/legislation, including the policies.

Additionally, the Portfolio Company reports annually into BBGI's ESG KPI survey, which composed of 100+ data points, covering all aspects of ESG oversight.

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### Cyber security

Portfolio Company and its subcontractors continuously monitor that the cyber security policy is in place and perform information risk analysis and develops mitigating measures. They have a robust and comprehensive IT backup system in place. Additionally, the Portfolio Company has a Cyber security policy in place.

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