



Freedom of Information Team
De La Court House
Queen Alexandra Hospital
Southwick Hill Road
Portsmouth
Hampshire
PO6 3LY

Name:
Email:
Date: 08/08/2023
Ref: 23-24 226

Dear

RE: Freedom of Information request

Thank you for your request for information under the Freedom of Information Act 2000, which was received by the Trust on 10/07/2023. Please see responses to your requests below.

Please can you provide me with information concerning the maintenance of your corporate estate i.e. operational buildings, land and any other property (e.g. investment) and schools, if they are within your jurisdiction. Not any social housing/dwellings.

Q1. What type of maintenance management model does your organisation use? E.g. Managed supply-chain, single hard-fm & soft-fm contractor, internal workforce, principal contractor etc.

The Trust operates a total outsource maintenance management model.

Q2. Can you provide a list of the approved contractors used?

The maintenance services at Queen Alexandra Hospital are provided under the Trust's PFI contract to The Hospital Company (QAH Portsmouth) Ltd whose service provider is Equans Services Limited. The Trusts satellite services are generally captured by the landlord's service provider and where this is not in place, Solent NHS Trust are the service provider.

Q3. What are the total values of contracts granted?

The value of the maintenance services for all Trust sites are available in the public domain <https://digital.nhs.uk/data-and-information/publications/statistical/estates-returns-information-collection>.

Q4. When do these contracts expire?

The service for the main site is part of a long term PFI contract ending 2040. The contract with Solent NHS Trust is 31/03/2024.

Q5. What services are provided in each contract?

Equans provide a total facilities management service to the Trust as part of the PFI contract. For the Trust satellite sites the services vary with some sites covered under a service level agreement and individual contracts for services e.g., cleaning, planned preventative maintenance.

Q6. What procurement method was used? E.g. Open ITT, Framework if so, which one?

The services are provided to the Trust for QAH as part of a PFI contract that was subject to OJEU tender process. Satellite sites are provided by landlord and service level agreements. Where services aren't covered by the SLA and where property is rented by the Trust, we follow the Trust Standing Financial Instructions (SFI). The Trust SFI require (service) above £10,000 inc VAT and dependant on the circumstances, a multi quotation tender exercise completed on an Approval Document is required. Above £50,000 inc VAT requires the process to be conducted via a suitable Framework as a Direct Award or Further Competition. For anything above the UK Public Procurement Threshold of £138,760 inc VAT for services and goods would require a competition tender (ITT) process and published on Find Tender Service.

Please accept this letter as completion of your request. Please note that copies of this request will be held on file for three years before being confidentially destroyed.

If you are dissatisfied with the outcome of your request, please contact our Head of Information Governance on Information.Governance@porthosp.nhs.uk or write to the above address and we will conduct an internal review. Upon review, if you are still dissatisfied, you may appeal our decision by contacting the Information Commissioner's Office; for more information, please visit the [ICO's website](#).

Please be aware, if we do not receive an appeal within 30 days of you receiving this letter, we will assume that you are satisfied with our response. If you have any further queries, please do not hesitate to contact us.

Yours sincerely

Freedom of Information Team