Capita

Building safety:
Your PFI health check

Keeping public sector buildings safe, compliant and future-ready

Shaping places, **together.**

Ensuring compliance and safety in public sector buildings

As public sector organisations, managing and maintaining your estate is more crucial than ever. Whether you are in local government, the NHS, education, justice, or transport, the condition of your buildings directly impacts service delivery, operational efficiency, and cost management.

Unfortunately, many organisations are facing the ongoing challenge of ageing infrastructure, rising costs, and underutilised assets.

Public buildings, including hospitals, schools, academies, and blue-light service buildings worth over £50bn, are currently maintained under private finance initiative (PFI) contracts. These contracts typically last 25 years, and it's vital that safety, compliance, and building conditions are properly managed throughout. As these contracts near completion, a smooth transition of ownership is crucial to avoid disputes and operational issues.

Over the next decade, around 200 PFI contracts will end, and these buildings will return to the public sector. With that comes the responsibility for ongoing safety, maintenance, and repairs.

PFI contracts can appear daunting and complicated, but they don't have to be. At Capita, we understand the difficulties of PFI contract management, and how vital it is to have the right expertise in place to ensure safe, compliant buildings and drive sustainable savings. Our range of services and industry-leading knowledge provides full support every step of the way to help you achieve better outcomes.

How we can help

As members of multiple public sector frameworks, we make it easy for you to procure our PFI services. Our comprehensive offering includes:

Supporting you throughout the PFI contract

We partner with you throughout the life of the PFI contract to ensure buildings remain safe, compliant, and well-maintained. If deficiencies are found, we assist you in recouping costs or ensuring necessary remedial works are completed.

Our approach includes identifying any gaps in resources or contract provisions, evaluating the performance of your PFI provider, and providing practical training for ongoing PFI contract management.

Preparing you for the transfer of property assets

As your PFI contract nears completion, we help prepare for the smooth hand-back of property assets. Our goal is to ensure the assets are in optimum condition to eliminate risks, protect public funds, and avoid future financial losses. Our team works with you to manage this transition effectively, ensuring compliance and safety at every step.

Helping you manage and maintain your buildings

Once the buildings are transferred back to the public sector, we continue to provide expert support. We work with your in-house teams to ensure buildings remain safe, functional, and well-maintained for public use. Our aim is to ensure that your estate continues to meet safety, compliance, and operational standards.

Capturing accurate asset data

Transferring accurate asset data is essential when PFI contracts expire. Missing or incomplete information about maintenance history, asset condition, and compliance records can create uncertainty and lead to unexpected costs.
We use the latest technology to gather the most up-to-date condition data, helping you make informed decisions and ensure a smooth asset transition.

Over the next decade, approximately

200
PFI contracts will conclude

resulting in the transfer of these buildings back to the public sector.

Your PFI health check

Is your PFI contract delivering its full potential? Our comprehensive health check identifies critical gaps and ensures your contract is performing against agreed key performance indicators (KPIs).

Tailored specially to your needs, our PFI health check covers:

- **Contract governance and legal requirements.**
- **Benchmarking, payment mechanisms and service standards.**
- **Contract variations and lifecycle spend.**
- **Health and safety, building regulations and standards.**
- **Fire safety and compliance.**
- **PFI contract expiry and PAM/ERIC returns.**

Our PFI health check process:
Three essential steps to success

1. Quality assurance check

We conduct a sample quality assurance check on buildings to identify early signs of non-compliant assets. Detailed surveys of your PFI facilities are then performed, with expert advice provided on all aspects, from construction to fire safety compliance.

2. PFI contract review

Our team works with you to review key mechanisms within your PFI contract and assess the governance arrangements in place. We offer professional advice on best practices and practical methods to efficiently manage your contract.

3. Health check report and action plan

After completing the health check, we provide a detailed report with an actionable plan. This includes practical recommendations for addressing immediate risks, resolving non-compliance issues, and implementing improvements to ensure compliance and achieve maximum value for money.

Our PFI health check service has identified

£200m
of critical repairs across NHS properties.

We are actively driving remediation to ensure safety and compliance.

Why choose us?

Proven public sector experience

With over 40 years of experience in the public sector, we are your trusted partner for all PFI needs.

Our surveyors have identified over £200m in critical repairs across NHS trusts and helped recover over £1m from PFI companies, returning funds to the public purse. We have completed over 300 fire risk assessments for local authorities, covering libraries, schools, and offices, ensuring safety and compliance across the sector.

Expertise you can rely on

With a dedicated team of highly qualified surveyors across the UK, we bring deep cross-sector experience and technical knowledge to every project. We act as an extension of your team, navigating regulatory complexities and maximising performance.

Every expert in our team undergoes rigorous internal training to uphold the highest standards, and we offer unbiased, confidential advice for any contractual or legal challenges surrounding your PFI contract.

Innovative, future-ready solutions

We understand the challenges faced by the public sector. Our innovative, place-based solutions help you repurpose underperforming assets, meet net-zero goals, and secure funding - maximising every pound spent.

Our PFI health check helps you make strategic, informed decisions, ensuring sustainable growth and community impact.

Flexible procurement

Our PFI health check identifies the status of your contract and the necessary steps to safeguard your organisation. With our vast network and resources, we offer flexible, scalable solutions tailored to your unique needs.

Whether managing large or small projects, we ensure compliance with safety, building, and environmental standards, driving value at every step.

Get in touch today

to schedule your PFI health check and discover how we can help you achieve a safe, compliant, and sustainable estate.

Visit www.capita.com/place

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