

New Staff Accommodation at Queen Elizabeth The Queen Mother Hospital, Margate

East Kent Hospitals NHS Trust is one of the largest hospital Trusts in England.



Successful innovations/technology

Colin Mitchell, Divisional Director at Osborne, the Medicinq joint venture construction partner, said, "The new accommodation at QEQM has been designed to meet the most modern standards and be highly fuel efficient. Also with the 'village green' layout, it will achieve the aims of developing a sustainable community. In this way we anticipate that the Trust will achieve its aim of attracting and retaining the best keyworkers it needs to thrive."

The Trust worked with Medicinq to commission a new sustainability review of the design. As a result of this, it was possible to increase the U values of the accommodation above minimum, invest in new super high performance window systems and prove that the use of fully condensing boilers was the best way to heat the units.

The modern timber framed construction will be highly insulated and built to minimise running costs and to give energy savings. The accommodation will be built to BREEAM EcoHomes standards.

Pre-fabricated pods built off site will be used for the shower rooms; they come complete with all the fixtures and fittings ready to connect, this gives better quality, is more convenient and much quicker to install.

Medicinq were very keen that the Trust examined all areas for expenditure and investment in order to improve the management of the accommodations. As a result of this, the following investments were made to improve the day-to-day operation of the accommodation:

- Keyless door systems
- Security of the whole site by design
- A wireless computer network for all residents
- Voice over IP system to reduce installation costs of voice and data networks
- Automated meter readings to assist in billing.



After investing over £24 million on state-of-the-art facilities to give patients the best care at Queen Elizabeth The Queen Mother (QEQM) Hospital East Kent are now concentrating on QEQM staff accommodation.

Overview

April 2007 saw the commencement of construction of the Trust's new key worker accommodation. This £7.5m project is being delivered through ProCure21.

George Jenkins, Chairman of East Kent Hospitals NHS Trust, commenced the excavations on this trailblazing ProCure21 scheme at a turf cutting

ceremony. Also present were representatives of Medicinq, the Principal Supply Chain Partner (PSCP), and other supply chain members.

"This scheme really demonstrates the flexibility and advantages that ProCure21 offers clients. Everyone in the team has worked very hard in developing this project and to make it a success."

Mark Hemsley, General Manager at Medicinq.

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The 144 sustainable units of staff residential accommodation will replace the 54 lettable units adjacent to the hospital site – many of which are in converted houses – and are occupied exclusively by medical staff. Although the existing houses are New Deal compliant, they are some way off the standard that the Trust wants to be able to offer junior doctors in training. It is essential that in future the Trust is able to comfortably comply with the current New Deal standards contained in 'Living and Working Conditions for Doctors in Training'.

"In summary, the project is going really well; it is presently on time, on programme and savings have been identified which benefit both parties. Although the accommodation project is simpler than acute hospital design this particular scheme is working very well, with the contractor who fully understands the spirit of ProCure21 and is prepared to work closely at all times with the Trust to achieve the best possible result."

Howard Jones, Director of Facilities.

Principles and objectives

The project transferred to ProCure21 from a Public Private Partnership (PPP) route, which was proving too difficult in terms of risk transfer for the Trust. There were worries about capital costs and rental risks, which have been resolved under the ProCure21 project. Using ProCure21 enabled the Trust to consider different finance methods and to phase the project.

Medicing was the building contractor under the PPP scheme; by using the same contractor as their PSCP and so the same project team, the Trust saved both time and money that might have been lost. As well as the same project team, the Trust continued to use the original architects; this meant the collaboration and teamwork continued under ProCure21.

The Open book accounting used by ProCure21 has enabled the PSCP and the Trust to identify areas where the project will be under budget. These savings are being used to fund improvement to the technological linkages between the hospital and the new staff accommodation.

The on-site staff accommodation will be made up of both single and family accommodation. The village green design will be self-contained.

Achievements and benefits

In addition to the traffic survey, the PSCP were able to guide the project team through tree and wildlife surveys needed because the site was a greenfield site.

The new accommodation is expected to open its doors to its first residents during 2008. Phase one is due for completion in April and the remaining phase in September.

Staff will benefit from being on site because they will have no commuting costs and will save time and effort travelling.



Major issues

- The original intention was to work with a Housing Association to build new houses. However, this could not be achieved under new accounting rules and the transfer of risk was too great for the Trust – so the project was floundering under the PPP procurement route. Medicing was approached and under ProCure21 the scheme soon became viable again. It is now on site and progressing very well and is already well ahead of schedule.
- The main problems were attached to the planning consent; in particular agreement to a Section 106 Planning Gain Obligations and funding for the work required by the local planning authority.
- Detailed discussions were needed to improve road access arrangements, which took some time, but the process was helped enormously by the construction team at Medicing. They had experienced this situation before and were able to organise a unilateral undertaking for the main entrance traffic lights and upgrade of the footpath. This was an example where a practical situation was dealt with by the contractor, rather than the design team, and was able to positively influence an outcome on the project.