

# Sustainability

The Trust is working towards an excellent BREEAM rating on the other schemes and the following are under development:

- Ground source heating
- Grey water, collected from rainwater is used in flushing toilets.

## Contacts

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**Patrick Nolan,**  
**ProCure21 Implementation Advisor**

# Minor Works supports major PFI project

## ProCure21 Minor Works Contracts

These bring together tasks that are individually worth under £1 million and are separate from Major Works Contracts.

For NHS clients there is the same certainty of cost, time and quality that comes with Major Works Contracts.

NHS clients are able to use the Minor Works template for their annual maintenance programme, reducing their administration burden.

The PSCP works with the client to develop a programme of tasks to be carried out over the year. Target prices are agreed for each task.

If this price is exceeded, the PSCP is liable for the overspend. If costs fall short of the target price, more tasks can be added.

A ProCure21 Minor Works Contract is being used to tackle tasks at James Cook University Hospital which were previously achieved under PFI.

The James Cook University Hospital is a district general hospital and a tertiary centre providing specialist services including neurosurgery, renal medicine, spinal injuries, cancer and heart services. It is also the regional trauma centre and teaches undergraduate and postgraduate students.

It is a PFI site managed by South Tees Hospitals NHS Foundation Trust. The Trust wanted to bring various small works, upgrades, improvements and maintenance under one team set up for this purpose. There are currently 34 ongoing projects at James Cook Hospital.

The hospital has doubled in size in recent years after a PFI programme. But with the agreement of the PFI provider, it was decided that it would be quicker – and more cost-effective – for repairs and minor adaptations to the PFI building to be carried out under the ProCure21 Works Contract.

The original one-year Minor Works Contract with Principal Supply Chain Partner Interserve Health started in April 2008 and was renewed in April 2009.

### Diverse tasks

Among the recent tasks undertaken is a children's play area, installation of a renal suite, a maternity reception desk, refurbishment of the renal department worth £1 million and the conversion of empty space into office accommodation.

Ian Hoyle, Assistant Director – Project Management and Property for the Trust, said, "We chose ProCure21 because it offers greater flexibility which means issues can be responded to as they arise.

"This procurement method also means all parties get involved from the initial design, and contractors are on site to call on at any time."

In Middlesbrough, the PSCP has set up a special team to respond to the Trust's needs, which includes upgrades, improvements and maintenance tasks. Within the team are people with the necessary skills to design, price, manage and deliver these projects. This allows the Trust to free up its own



resources and concentrate on its core business, a major benefit of ProCure21.

The relationship between the Trust and the PSCP was already established following the development of the Friarage Hospital in Northallerton, using ProCure21.

The relationship with the PSCP has been extended still further with its appointment as the ProCure21 PSCP for a new £20 million oncology unit at The James Cook. To allow an early start to be made on this development, the Minor Works Contract is being used for enabling works on the new department. These include clearance of the site and the creation of a car park.

The ProCure21 Implementation Advisor at James Cook, Patrick Nolan, commented, "This new arrangement is working to everyone's satisfaction and may prove to be the way forward for other Trusts.

### Skills benefit

"Using a dedicated ProCure21 team rather than employing a different firm each time a job needs doing means there's only one contractor to deal with and it makes payments easier," he added.

David Flewker, Associate Director at Interserve, said, "This type of contract means we can respond very quickly to the Trust's needs as they arise. For example, the Trust came to us and said they had a problem with car parking space. We worked with them to identify possible extra space, liaised with the local authority and added 34 new parking bays. Thanks to this agreement we could turn that round within six weeks."

It also means that the team on site know their way round and are familiar with Trust procedures, especially those involving health and safety.

"The Trust is getting the service it needs at the price it needs," he added.

Ian Hoyle said the Trust and the PSCP had a "very strong" relationship.

"We have benefited from the skills set of the PSCP which means we are not constantly having to deal with new people."

## Facts and figures

**Project**  
Minor Works

**Location**  
James Cook University Hospital,  
Middlesbrough

**NHS Trust**  
South Tees Hospitals NHS Trust

**Principal Supply Chain Partner**  
Interserve Health

**Contract value**  
Currently £3.4 million

**Completion**  
Ongoing

Hospitals NHS Trust

ity Hospital

