



Innovations

Somerset PCT has developed a new clinical model to integrate healthcare with social services and other healthcare providers. The Community Hospital was designed with flexibility in mind. Capacity has been built in for other health and social care providers to be integrated in the future, the column-free wings provide flexibility and could allow the building to be extended easily.

There are now 50% single en suite rooms promoting patient dignity, privacy and recovery.



Sustainability

Somerset PCT wanted to achieve the Government set target of 10% reduction in carbon emissions. Sustainable features were established at the design phase.

These included:

- * durable materials used with low maintenance costs including highly insulated cedar cladding, rendered walls and aluminium roofing
- * plenty of windows providing natural ventilation and daylight
- * louvered windows to control solar gain
- * sub-metering of energy systems allows close monitoring and adjustment
- * heat recovery to mechanical ventilation system
- * landscaped mounds reuse excavated material creating a balanced cut and fill
- * sustainable drainage design including attenuation basins to detain excess surface water runoff, provide a protected wildlife habitat and reduce flood risk.

Frome Community Hospital – expanding, improving, enhancing



Who

Somerset Primary Care NHS Trust.

What

A new community hospital with contemporary services fit for patients and staff now, yet able to expand to meet future needs as healthcare treatments develop with sustainability built in.

Why

The existing Victoria Hospital was old and could not meet modern healthcare provision requirements. There was also a need to meet the PCT service strategy to improve local services and reliance on the acute sector.

Where

The former Frome Showfield – a greenfield site close to the town centre yet accessible by public and private transport.

When

Completed April 2008, operational June 2008.

How

National Community Hospitals Programme.



Contacts

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said **Wendy Marshfield**

Introduction

Although a much-loved and well-respected hospital, the facilities were unable to meet modern NHS standards from both an environmental and clinical care treatment perspective. The new hospital enables the Trust to expand its services locally, creating a facility that will evolve as health and social care develops.

Principles and objectives

As well as replacing worn-out estate, Somerset PCT wanted to reduce its reliance on the acute sector. This would prevent unnecessary admissions and improve and develop diagnostic and treatment services locally, a key objective of recent NHS plans.

The Trust initially pursued the PFI process which sought the provision of all of the services on the current site with the addition of two GP surgeries, however changes to the cost of the public sector capital and GP accommodation funding made this unaffordable. As a result of this, and in consultation with the Strategic Health Authority and Private Finance Unit, the PCT withdrew from the private finance process and reconfigured the design to include a 12-bay dialysis unit and exclude the GP practices.

"From the outset we found the ProCure21 process clear, concise and transparent," said Wendy Marshfield, Project Director – Capital Development Team at Somerset PCT. "We had the opportunity to meet potential Principal Supply Chain Partners (PSCPs) supported by the ProCure21 adviser. The whole process flowed smoothly which was important because the time frame was very tight given the reconfigurations at national level of PCTs."



As the process evolved it became clear why ProCure21 was the right choice for Frome Community Hospital.

"The timescale between Outline Business Case (OBC) and signing contracts was tight, just seven months, because Somerset PCT was taking over from Mendip PCT," said Bruce Preston, Health Sector Leader for Wales and West for Laing O'Rourke. "We were appointed February 2006, contracts were signed September and construction started October. The fact it was ProCure21 enabled it to move forward quickly because the whole team was on board from the start."

Wendy Marshfield said: "Communication was key. We had a tight £14.5 million budget but our PSCP understood our brief and limitations from the outset providing a cost-effective, efficient design and build process. The Early Warning Notices provided us very quickly with identified quantifiable notification of pending areas of concern which we then managed in partnership with the PSCP. We were also able to identify savings that were then able to be ploughed back into the hospital."



"I have done traditional and PFI builds before but ProCure21 is by far the best process. There is control, robust communication and everyone appreciated and worked together to address the challenges we faced,"
said Wendy Marshfield

Challenges

Although Frome Showfield was identified as the best location for the new hospital as a greenfield site it was a sensitive issue. Close to the town centre, it allowed Somerset PCT to implement its green travel plan. However, it was adjacent to a housing estate that was prone to flooding.

Laing O'Rourke, Trust representatives and Wessex Water developed a sustainable drainage system that minimized any risk of flooding which was shared and agreed with local residents. It later transpired that this work saved the site and the local housing estate from almost certain flooding in summer 2007.

Achievements and benefits

Frome Community Hospital achieved an underspend during construction that was ploughed back into healthcare prior to the building being handed over.

The new design:

- ★ added two extra beds across in-patients and the new 12-station renal dialysis unit
- ★ included a minor injuries unit with eight treatment rooms to reduce the reliance on neighbouring DGHs
- ★ featured a new integrated therapy suite with gym, six private treatment rooms and therapy garden as well as podiatry, speech and language therapy and occupational therapy and dietetics
- ★ provided a birthing suite with four en suite family rooms.

For Laing O'Rourke the success with Frome Community Hospital has led to contracts for the Minehead and the South Petherton Community Hospitals. "With ProCure21 we get early involvement with planning and design so we can moderate our risk exposure and there is a fair guaranteed return," said Bruce Preston.



DK Architects has been involved in the early stages of the design to support the Full Business Case and continued to work with Laing O'Rourke on the detailed design. The Trust was also keen to support the local economy with regard to the build and the ProCure21 process supported the Trust in achieving this.

Constraining planning issues were tackled from the outset by Laing O'Rourke who explained to residents what was involved.