



Minor works contract

ProCure21 Minor Works Contract allows NHS clients to engage ProCure21 Principal Supply Chain Partners (PSCPs) on minor and maintenance works. It provides a consistent approach to managing a series of small tasks under a single management, design and build contract. It allows administration and programme management to be passed to the supply chain, offering the NHS client speed and flexibility.

The Minor Works contract brings an NHS Client and a PSCP together for tasks under £1 million over a period of one year. Once selected, the PSCP works with the client project manager to develop a programme of tasks to be carried out though the year. They agree design and target prices for each task. Once the last notified task has been agreed, the value of all the tasks is calculated and a Guaranteed Maximum Price is agreed.

The PSCP carries out the tasks. Each task's cost is calculated against the agreed cost and the GMP. If the GMP is exceeded, the PSCP has liability for the over-spend. If costs are targeted to fall short of GMP, then the client can programme in more tasks to ensure that their spending capacity is maximised.

Key innovations

Security is paramount in a maternity unit, the Birth Centre is safe and secure, but not claustrophobic. The client needed to provide the necessary security without hampering staff access or visitor movement. Reception staff can watch visitors enter through highly visible sliding doors, while staff use swipe cards to enter wards directly.

Video security was installed in the corridors between the wards and the birthing rooms to allay night time security fears of midwives. There is also a video intercom system.



Although constrained by an existing building, a modern Birth Centre has been created, which allows key staff to monitor mother and baby progress safely, yet also provides privacy in two individual rooms for parents who prefer it.

Contacts

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Teamwork delivers maternity services in the New Forest on time



Who

Southampton University
Hospital NHS Trust.

What

New Forest Birth Centre.

Why

To centralise maternity
provision in the New Forest
and Romsey areas.

Where

Southampton University
Hospital NHS Trust,
Ashurst site.

When

March – August 2008.

How

ProCure21 minor works.

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said Gary Spring

Introduction

Southampton University Hospital NHS Trust (SUHT) and Hampshire Primary Care Trust (HPCT) agreed, following extensive public consultation, to merge maternity services on a centralised site at Ashurst Hospital to serve the whole of the New Forest and Romsey areas. SUHT would run the maternity service at Ashurst, which was owned by HPCT. Because services were being combined and new features introduced, the project was closely monitored by the local media and attracted a lot of public interest.

Kier Health was already working with SUHT on its 2007 minor works programme worth around £4.2 million at its teaching hospital site, the Southampton General Hospital. Work towards a new birth centre was agreed as a task to be undertaken under the minor works contract with a value of around £1 million.



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said Paul Agate

Principles and objectives

Both Trusts wanted to have one maternity unit with the latest state-of-the-art equipment and expertise under one roof. The PSCP was able to ensure the latest clinical models and techniques could be brought to the project through expertise in their supply chain.

The Ashurst site had been built in the 1960s, and extended in stages since. It was a complex building to modernise and had a substantial maintenance backlog issue. This included major drainage and fire precautions, which affected not only the Birth Centre, but the rest of HPCT's accommodation. These issues needed addressing before the Birth Centre could welcome its first expectant mothers.

The unit had to be completed by September 2008 because existing maternity services were scheduled for closure. This resulted in a 22-week contract, which was extremely tight for the complexity of the work involved. HPCT also asked SUHT to manage their backlog works, through their existing ProCure21 minor works contract. Having Kier Health already selected by SUHT meant a lengthy tendering process was avoided, saving time and money and ultimately making the scheme possible.

“It was the first year that Kier Health had been appointed as minor works contractors and we were looking to develop a strong relationship,” said Gary Spring, Head of Major Projects at SUHT. “The Birth Centre project developed and changed at speed and we were able to develop it at the Ashurst site remarkably quickly. ProCure21 gave us a head start but it was essential we had effective communications and were able to work efficiently together. I was able to bring experience from previous ProCure21 projects and so was familiar with the process and was able to take decisions quickly. But I think we demonstrated how well we could work together, and took advantage of the flexibilities of ProCure21.”

Achievements and benefits

The New Forest Birth Centre provides the latest maternity care in a specialised unit using the best expertise available. Housed in a refurbished existing building it has two birthing pools and seven maternity beds. “The project came in on time and budget, despite the incredibly tight 22-week deadline,” said Gary Spring.

“The additional essential backlog maintenance for HPCT was managed within the original timetable through careful planning by the project team. The substantially damaged drainage system, coupled with the need to install additional fire safety work, discovered during the construction, could have hampered progress significantly, but didn't. The PSCP repaired the drains and upgraded the fire precautions within an agreed budget. The architect and Kier Health worked as a team to install a fire safety system that was complemented by the Fire Safety Officer when he inspected it. He described it as; ‘one of the best I have ever seen.’”

Challenges

“The damage to the drainage system and the need for substantial additional fire protection were two issues that needed immediate attention,” said Paul Agate, Design and Build Co-ordinator, for Kier Health.

“We devised an efficient and cost effective way of dealing with the insertion of the new fire compartment between the Birth Centre and the accommodation above in a way that did not delay the contract.

“We worked very closely with the client so they knew what they were getting and they knew what it would look like.



“Having two different Trusts involved could have been an issue but the open book policy of ProCure21 ensures communication lines are maintained at every stage of the process between all parties,” he added.

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