

Overview & Scrutiny Committee 11th May 2007

Update on Pembury
Redevelopment

Trust Attendees

Rose Gibb

Chief Executive

Bernard Place

Commissioning & Healthcare Director

Laurence Bunnett

PFI Project Director

Acute Hospital Proposals

Strategic Context

Strategic Context – 1

Geographic location



Strategic Context – 2

Context

- Population
 - Resident 465,500, Wards 27, 4 local boroughs
 - Geographic range of 30 x 30 miles
- Provision of all forms of acute hospital and emergency services
- Provision and specialist services for:
 - Cardiology, complex surgery, foetal and maternal medicine
- Provision of specialist services to West Kent population for:
 - Ophthalmology, children's endocrinology and gastroenterology
- Provider of tertiary services in cancer and complex surgery for:
 - 2.3 million across the county of Kent & Medway up to & including Hastings & Eastbourne
 - Geographic range of 46 x 61 miles, and 72 wards

Strategic Context – 3

Trust response

- Ambulatory care and care close to patients' home
- High cost or low volume care, centralised using a hub and spoke model
- Provider of specialist and complex rehabilitation on acute hospital sites
- Day case, one-stop specialist and complex ambulatory services at both sites
- Elective & emergency patient flows, separated, ring fenced elective facilities
- Services to link smoothly between acute, primary, community and social care
- Can be the provider of non acute hospital based specialist or complex services off acute sites

Strategic Context – 4

Pembury Redevelopment

- Consolidates Kent and Sussex and Pembury services
- Enables consolidation of Trust obstetric and paediatric services
- Enables final bed stock efficiencies, eradicating duplicate working and rotas
- Provides modern estate and equipment replacing old building stock
- Backlog maintenance £60m eradicated

Strategic Context – 5

Trust service profile

Critical Care Centre Tunbridge Wells	SERVICES	Local Hospital and Tertiary Centre Maidstone
✓	Specialist OPD	✓
✓	Diagnostics	✓
✓	Medical	✓
✓	Surgery	Day case ISTC + Elective IP's
✓	Trauma & Orth	Day case ISTC
✓	Obstetrics	Midwife Unit
✓	Paediatrics	Ambulatory care
Day case	Oncology	✓
Day case	Cancer Surgery	✓
Day case	Urology	✓
Level 2 trauma	A&E	Level 3

Pembury Redevelopment – 1

Statistics

- Approx. 65,000 sqm
- Approx. £290m public sector (£241m ex. VAT at outturn prices)
- Beds: 512 (100% single room approach)
- Theatres: 8 major + 2 obs
- Outpatient rooms: 37
- Hard Fm by ProjCo, Soft Fm by Trust or Trust party

Pembury Redevelopment – 2 (PFI) Procurement Process

- Strategic Outline Case (SOC)
- Outline Business Case (OBC)
- Tender/Selection process – PITN/FITN
- DOH PFI Review
- Post FITN Process
- Provisional Preferred Bidder
- Appointment Business Case completion
- Pref'd Bidder & Planning application submission
- Completion of design & contractual negotiations
- Final Business Case (FBC) completion
- Contract sign (Financial Close) & Construction Start

Pembury Redevelopment – 3 PFI Review Overview

- Review implemented Nationally
- Tests and requirements:
 - Care closer to home agenda (sustainability)
 - Project deliverability (build-ability)
 - Introduced 15% metric (affordability)
 - Introduced ABC requirement

Pembury Redevelopment – 3

Care Model Principles - 1

- Patient Safety Design
 - Infection control
 - Falls
 - Medication errors
 - Sleep and rest
- Therapeutic Environment
 - Light
 - Ambient acoustics
 - Views
 - Colour

Pembury Redevelopment – 4

Care Model Principles - 2

- Patient and Family centred care
 - Patient preference
 - Privacy and dignity
 - Involvement of carers
- Care close to patient
 - Near patient data entry
 - Distributed nursing stations
 - Rehab by bed
 - Rehab embedded in ward
 - Minimum intra-hospital moves
- Maximised 'purposeful nursing care'
 - 30% direct care to 60% direct care
 - Walking distances
 - 'Vocera' technology

Pembury Redevelopment – 6 Room design proposals

Figure 2: The therapeutic environment (acute bedroom shown)



Traffic & Transport Issues – 1

- Car Parking
 - 1200 Spaces in outline plan
 - Acute
 - MHU
 - In dialogue with planners (full plan)
 - New Traffic Impact Assessment required
 - Travel Plan

Traffic & Transport Issues – 2 Highway Infrastructure

- Dialogue with Highways Agency (A21)
- New DoT (Dept of Transport) Circular
 - Transport Impact Assessment
 - Travel plan
- Trust commitment to access

Programme update

- ABC
 - Issued to SHA and DH
 - Approval end June/mid-July
 - Pref'd bidder appointment post sign-off
- Design development
 - Work in progress with Provisional Pref'd bidder
 - Planning application under preparation
- Contract preparation
 - Legal & commercial terms for contract nr completion
- Development works
 - Enabling works in progress (lower site clear, asbestos removal)
 - Contract sign and major work start early 2008

End



Thank you

Question and answer session