



## Contacts

### Galliford Try

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## Project Benefits

- Optimising usable clinical space
- Sustainable clinical future
- Flexible design, supporting multi-use
- 8-10% savings in overall operating costs



## Project Overview

Over recent decades' lack of investment and uncertainty around sustainable clinical services had led to the closure of both the medically led A&E and Maternity Services due to safety concerns at Sidcup Hospital site.

Given the challenges and the serious risk that if this continued the hospital was likely to close, a new vision and clinical model were required. Oxleas NHS Foundation Trust took on this challenge acquiring the site in 2013, with the support of local commissioners, MPs and the local authority to deliver against the following objectives:

- Provide care closer to home.
- Improve the management of long term conditions.
- Prevent crises and relapses into hospital.
- Lower operating costs.

## The Challenge in 2013 – Prior to Investment

The original hospital was 47,000m<sup>2</sup> with only 70% of the space in use and 36% of the space used for clinical activity. Associated backlog maintenance costs were £3.5m, hard and soft FM costs were 20% higher and Oxleas were losing £100k a month operating the site.

## The Sustainable Solution

Galliford Try, Murphy Philipps and MLM were appointed in 2014 through the P21+ Framework to assist the Trust develop the scheme from SOC to FBC stage. Oxleas as a Mental Health Trust, recognised the importance of developing the hospital to support integrated services and seamless care for patients. With seven NHS Trusts and private providers renting space on the site it was essential to obtain stakeholder consensus and ensure any solutions provided supported future care needs.

Through detailed stakeholder engagement we agreed a common patient journey, through shared receptions and waiting spaces supporting the reduction of inefficient space with the associated additional staffing costs.

By applying these remodelling principals, we could centralise clinical services into B Block, enabling outpatients and urgent care to move into new facilities, subsequently reducing the floor area by 12,000m<sup>2</sup>.

Utilising P21+ standard room layouts, repeatable components and M&E efficiencies meant we came under the GMP target by 5%.

## Facts and figures

- Programme value £30m
- 3-year development programme
- Renal Dialysis Completed
- 5% saving on GMP, utilising P21+ standard components and supply chain involvement
- Reduced floor area by 12,000m<sup>2</sup> through master planning

“Thank you for your efforts in submitting an affordable GMP, ahead of programme whilst tackling a number of new projects for the Trust. You have delivered Stage 3 in a proficient and collaborative manner, demonstrating the benefits of procuring work with Galliford Try under the ProCure21+ Framework. It has been an exceptional turnaround from our situation last Summer.”

**Harry Pluckrose,**  
**Project Director,**  
**QMH Sidcup**