



## Contacts

### IHP

Alan Kondys  
Procure 22 Director  
t: 07816 514494  
e: alan.kondys@vinciconstruction.co.uk

### Somerset Partnership NHS Foundation Trust

Simon Yeo  
NHS Wiltshire CCG  
t: 07941 083779  
e: simon.yeo@nhs.net

**July 2012**  
Final business  
case approval

**April 2012**  
PSCP appointed

**September 2012**  
**(Main works),**  
**June 2011**  
**(Enabling works)**  
Start on site

**August 2012**  
GMP agreed

**April 2014**  
Completion

## Key Features

- Facility benefits an extra 35,000 patients over the Trust's previous facilities.
- Savings of >500,000 patient miles.
- Repeatability of rooms contributed to **£858K** savings from original budget.
- Early site mobilisation – Enabling works to commence 2 months following appointment.
- Guaranteed Maximum Price (GMP) agreed in just four months.
- Additional endoscopy unit incorporated within the project without impacting on the main build construction programme.

# Project Description

As part of proposals to replace the Trust's ageing 200 year old hospital, IHP delivered a new 5,003m<sup>2</sup> community facility with inpatient beds, midwifery-led maternity unit, minor injuries unit, diagnostic/radiological, outpatient one stop shop, day treatment, therapy and rehabilitation services.



IHP established a structured approach to working with the hospital's clinicians and managerial staff which focused open user-engagement. Early involvement also enabled IHP to increase the scope of work to include an endoscopy unit without impacting on the overall cost or programme.

## Added Value

IHP were faced with a very challenging programme which was driven by the need to manage cashflow before the dissolution of the Primary Care Trust (PCT).

Our team commenced with advanced enabling works, just two months following appointment. A Guaranteed Maximum Price (GMP) was agreed in August 12, four months after IHP was appointed, thus ensuring the Trust could meet its early timescale requirements.

During this stage, £858K savings were identified. The introduction of repeatable room arrangements for single contained rooms in the therapies and the minor injuries unit also contributed in reducing construction costs through standardisation.

IHP introduced best practice measures in line with the client's improved healthcare aspirations, including:

- A flat slab/wide span frame, creating a flexible building structure which meets potential future requirements.
- Interstitial blinds with magnetic control to improve operation and infection control.
- Lever basin taps to provide an optimal balance of infection control and reduced life cycle cost.
- Use of Vinyl as a replacement lino for more effective skirting detailing and ease of repair post occupation.
- PermaQuik Monolithic Membrane roofing system used in place of single membrane for a reliable, long term defect free solution.
- Optimal roof parapet height to improve the building's appearance while allowing safe access and working.

## Improved Healthcare Outcomes

The hospital is expected to provide services for some 62,000 patients a year, benefiting an extra 35,000 patients over previous facilities through additional inpatient admissions (c50%), outpatient appointments (c110%) and additional day treatment services resulting in revenue savings of £16.142m.

## Facts and figures

- **Project name**  
Bridgwater Community Hospital
- **Location**  
Bridgwater, Somerset
- **NHS Client**  
Somerset Partnership NHS Foundation Trust
- **Principal Supply Chain Partner**  
IHP
- **Contract value**  
£21 million
- **Building size**  
5,003 m<sup>2</sup>
- **Start on site**  
September 2012  
(Construction Phase)
- **Completion**  
April 2014

"There was a very tight timetable to get us onto site and construction under way. One of the things that impressed was the amount of research IHP had done in identifying cash flows and the specific site and planning issues which needed to be addressed, and very satisfyingly they translated that into reality."

**Simon Corrick,**  
**Project Director,**  
**Somerset Partnership**  
**NHS Foundation Trust**