

Waterfall House,
Birmingham Children's Hospital

Delivering the UK's first pioneering Rare Diseases Centre for children, a dedicated paediatric Oncology and Haematology Unit and three state-of-the-art theatres.



Contacts

**Birmingham Women's and
Children's NHS Foundation Trust**

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May 2015
OBC Approved

May 2015
PSCP (Interserve)
Appointed

March 2016
GMP agreed

4 April 2016
Start on-site

19 June 2018
Contractual
Completion

Repeatable Rooms providing Future Flexibility

- Whole hospital designed around P21+ repeatable room design concept.
- Modern Methods of Construction using off-site prefabrication & modularisation.
- Standardised components and repeatable rooms provided a facility with future adaptability.



A purpose built facility to include a pioneering Rare Diseases Centre for children, Paediatric Oncology and Haematology Unit, elective Surgical Unit and three state-of-the-art theatres.

Even though this facility has a highly specialised function, the Trust wanted the layout of the building to be sufficiently flexible to allow for its use to change over time.

From the project outset the whole team looked at adopting Procure 21+ Repeatable Rooms designs to provide this future flexibility.

This repeatable room strategy helped to reduce the design period for the facility and also shortened the time for the clinical staff involved in design team meetings and reviews.

The facility has 20 standardised consultation rooms for seeing rare diseases, cancer and haematology patients. There are 33 standardised ambulatory care patient spaces for giving day case treatment and 33 bed spaces for inpatient cancer treatment, eight of which provide protective isolation. There are a further 24 beds and three theatres to provide surgical care.

The Trust was very keen to start on site as quickly as possible. Interserve developed a 'not to be exceeded' price for the overall development prior to completing the market testing. This provided the Trust with the confidence to commit to an Enabling Works package allowing the work to progress on site unhindered and shorten the overall construction programme by four weeks. Once the open book market testing was complete the savings identified were agreed as part of the Guaranteed Maximum Price (GMP) and the main contract progressed in the usual manner.



The 7,765m² facility situated on a tight city centre corner site meant that space for storage and deliveries was at a premium. The team therefore adopted modern methods of construction (MMC). Through prefabrication and modularization, disruption and site congestion were minimized improving installation efficiency which was reflected in the overall construction programme.

MMC included prefabricated risers, modular plantrooms and the use of prefabricated internal wall panels in lieu of blockwork.

Award

Built in Quality Award for Best Public Services Building 2018.

Facts and figures

- **Project**
Waterfall House,
Birmingham Children's Hospital
- **Location**
Birmingham
- **NHS Trust**
Birmingham Women's and
Children's NHS Foundation Trust
- **Principal Supply Chain Partner**
Interserve
- **Contract value**
£27 million
- **Building size**
7,765 m²
- **Start on-site**
April 2016
- **Completion**
June 2018

"Interserve identified the benefits of using repeatable rooms and standard components in their Expression of Interest. Not only did they incorporate these savings into the GMP, they also delivered a design solution that provides future flexibility and will improve patient outcomes."

Graham Seager,
Director of Estates and
the Built Environment,
Birmingham Women's
and Children's NHS
Foundation Trust