

EFFECTIVE HEALTH PLANNING REDUCES ACCOMMODATION REQUIREMENTS BY 20%



City Heart and Community Solutions were appointed by NHS Western Cheshire to act as a third party development partner on a new state-of-the-art primary care resource centre in Frodsham, Cheshire.

The centre will provide accommodation for two existing GP practices in Frodsham along with a range of community services provided by the Cheshire and Wirral Partnership NHS Foundation Trust.

EC Harris was appointed to provide health care planning and equipment planning advice. The team was responsible for developing the brief and the detailed design of the scheme to ensure that patient needs were at the heart of the project.

Creating Solutions

Following a Trust-wide review of community services, EC Harris was initially tasked with undertaking a capacity audit of the project to ensure the proposed building would be utilised in the most efficient way.

EC Harris carried out an assessment of the health planning which had been undertaken prior to the third party developer tender process. All stakeholders were then invited to a workshop to ensure the key drivers for the development, from both a clinical and estate investment perspective, were understood and shared.

A robust review process followed with ongoing discussions with all clinical stakeholders. The team analysed the potential demand and questioned the anticipated activity levels, advising on the most appropriate lay-outs and processes to optimise the space utilisation.

Following EC Harris' recommendations the developer was able to reduce the overall size of the accommodation by approximately 20%, leading to substantial capital and revenue savings for the PCT, making the scheme affordable.

“The capacity review undertaken by EC Harris was a great piece of work which will ensure that our new accommodation will be clinically efficient from the day of occupation ...”

David Parry - Head of Capital Planning and Estate, West Cheshire Primary Care Trust

“...the developer was able to reduce the overall size of the accommodation by approximately 20%, leading to substantial capital and revenue savings for the PCT.”

We then advised the design team throughout the detailed design process on the clinical aspects of the project; developing ADB room data sheets (documents which contain information about the equipment and furniture required for every room) so the architects could produce accurate and precise drawings of the planned building.

The room data sheets were invaluable to ensure that all aspects of the building's use were considered at the design stage and that user expectations of the proposed accommodation were effectively managed.

Adding Value

EC Harris was able to draw on its significant experience in planning and delivering primary care developments to ensure the accommodation in Frodsham was:

- **Flexible** - able to accommodate new healthcare developments and meet demand for years to come
- **Cost-effective** - affordable for the Primary Care Trust in a difficult economic environment
- **High quality** - attractive and suitable to deliver high quality clinical services now and in the future.

The team provided effective project management of the project through to the planning stage, ensuring it reached financial close on time. The centre is now in the construction phase and is due to complete in early 2012.

The new primary care resource centre in Frodsham will serve 9000 people living in the local area. It is hoped it will become a thriving hub for the local community and improve health outcomes for future generations.

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