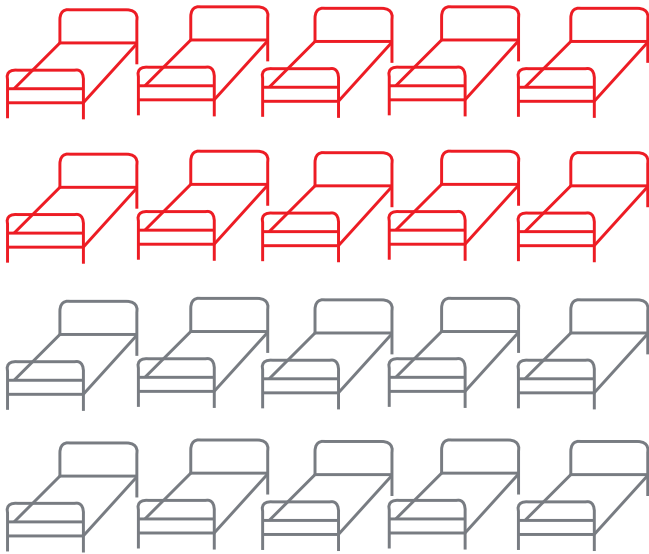


PRAGMATIC SOLUTIONS UNBLOCK LONG STANDING PROBLEMS



220 bedded hospital

“The issue of potentially closing or redeveloping acute hospital provision had been a cause of great community frustration and political attention for many years.”

EC Harris was engaged by the North Cumbria NHS Trust to undertake a high level assessment of the cost and feasibility of options for the re-provision of acute services in West Cumbria. The issue of potentially closing or redeveloping acute hospital provision had been a cause of great community frustration and political attention for many years.

Our work over an intensive two week period provided information on the potential affordability of a new build hospital in West Cumbria, to assist the Trust Board in its consideration of the potential options.

Our approach

We were specifically commissioned to prepare an outline schedule of accommodation and associated floor areas for a 220-bedded hospital (with scope to expand to 250 beds) with the clinical service content as described in NHS Cumbria’s ‘Closer to Home’ strategy and including all necessary supporting accommodation plus a budget capital cost estimate.

Our work highlighted that a new hospital of 220 beds, designed and built to modern UK healthcare standards, would require in the region of 38,000m² of space. Current benchmarks suggest a cost for acute hospitals in the region of £4,000 per m². Therefore the estimated cost of a new West Cumberland Hospital would be £151.9 million. The ‘affordability envelope’ for the project in terms of capital

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costs is £100 million and therefore the estimated cost was £51.9 million more than the available capital funds. A new build hospital of £100 million would have required a significant reduction in service provision, compared with the Trust's stated strategic intent.

Adding value

We therefore recommended that the Trust considered taking advantage of the high potential for the re-development of the existing West Cumberland Hospital site in Whitehaven; involving a combination of new build and upgrading of existing facilities.

The available capital funding of £100 million enables the re-development of approximately 30,000 m² of space; which is broadly equivalent to the existing clinical accommodation. Priority will be given to the core, high technology areas of the hospital, including theatres, ITU, A&E and diagnostics. A phased re-development of the site will enable the Trust to review its estates priorities in line with the implementation of the 'Closer to Home' service strategy.

Our work and the Trusts acceptance of our recommendations will enable the delivery of the long awaited provision of modern, fit for purpose healthcare facilities in West Cumbria at two thirds of the cost of a new build alternative.

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