Huntingdonshire Patient Congress

Hinchingbrooke Health Campus

8th November 2016

Mark Cammies
Director of Estates & Facilities
Trust Board
National Initiatives and Directives

• Simon Stevens - Healthy New Towns, with cross agency health benefits.

• Lord Carter – Estates & Facilities productivity programme.

• Department of Health (Lord Prior) – national target of 26,000 residential properties from the NHS Estate.

• One Public Estate (Cabinet Office) – Unlocking the value in public sector assets and efficiency collaboration.

• Cambridgeshire & Peterborough Sustainability and Transformation Programme (STP)

.................we are actively involved in all of them.
Hinchingbrooke’s System Role

- Supporting relevant workstreams:
  - Children’s and Maternity.
  - Older people and vulnerable adults.
  - System design – elective and emergency care.

- Working on existing local and national initiatives:
  - New models of Urgent and Emergency Care Vanguard.
  - Collaborative working across the county on elective services. (ENT, Ophthalmology & Orthopaedics)

- HHCT and PSHFT working collaboratively to:
  - Reduce duplication and costs of back office functions.
  - Support the future sustainability of services.
  - Review potential organisational form.
Huntingdonshire Demographics & Social Changes - 1

• By 2036, there are expected to be 195,200 people over 65 living in Cambridgeshire - approximately twice the current 100,300 that were living here in the 2011 census.

• The 2011 census showed that Cambridgeshire was the fastest growing county in the country over the preceding 10 years. Over the whole 35 year period between 2001 and 2036, the overall population is expected to grow by 45%, to 801,100 people.

• HDC therefore has an active strategic push in supporting new housing developments for younger people and families. (eg. ex RAF Alconbury – 5,000 units and RAF Brampton – 500 units)

• Improved transport links – A14 Cambridge to Huntingdon has had the Development Consent Order signed by the Secretary of State. Works are have commenced, and due for completion by 2021
Estate Development Plans 2015 – 2020

Background

• Since early 2012, there has been a re-profiling of capital spend to address a significant lack of investment in the hospital's base infrastructure. These have included replacement roofing, replacement fire alarm & emergency lighting, new CHP (Combined Heat & Power) systems and new electrical platforms across the site.

• A number of clinical and support areas have also been prioritised for upgrade, based on poor environment for patients, visitors and staff. These have included main corridors, front of house, Radiology, Education, Audiology/ENT, Critical Care Centre and the Orchard support centre – to name a few.

• Also in 2012, a site wide masterplan was developed to consider the intensity and rationalisation of land, buildings and car parking across the existing 40 acre site. This identified a number of zonal plans and actions, which have been shared publically with the community, staff and stakeholders regularly since.

• The above formed the basis of the 5 year capital spend profile that was agreed with the Trust Board at the time.
Estate Development Plans 2015 - 2020

2015
Tactical projects being completed due to insufficient investment in base infrastructure

- Completion of CHP and electrical infrastructure upgrades
- New Audiology/ENT
- New Critical Care Centre
- New Woodlands Cancer extension
- Residential Land sale.
- Mortuary upgrade
- Rationalisation and improvement of Car Parking

2020
Rationalised site and land take, with enhanced utilisation of building assets.

Focus on Elective & Older Peoples Health needs for Cambridgeshire

- New Key Worker and Staff Accommodation
- Reconfigured Treatment Centre to become Elective Factory
- New Patient Hotel
- New Care Home
- New Dementia Unit
- New GP at scale
- Reduced area of Acute Hospital

Hinchingbrooke Health Care
NHS Trust
Our Hinchingbrooke Vision

What are we responding to?

• The population of Huntingdonshire and meeting their wider health needs - but affordably.

• The Hinchingbrooke site is of strategic and locational importance for patients in the Cambridgeshire health system.

• The demographic and social changes in Huntingdonshire over the next 20 years.

• Service redesign covering:
  ➢ The development of an elective centre for the county.
  ➢ Health Campus - supporting primary care/ care home/ older people/ leisure/ education/ residential.
  ➢ Urgent and emergency care to meet increasing local demands.
  ➢ A highly productive DGH provision on an intensified footprint.
  ➢ The ethos being that public health, learning and healthy living are brought together.
Site Context – 40 acres, plus potential 12 acres
Proposed decked car park for patients & staff

Relocate Nursery to east of site in "Health Campus Area" as indicated

Residential Development with appropriate "Street Scene" frontage and landscaping provision - access from existing highways turning

Remove existing contoured areas to grade & relandscape to provide improved sight lines for patients to main entrance

Removal of existing metal canopy & structure over main entrance. Replace with smaller scaled timber canopy

Over cladding of existing poor quality front & side elevations with timber cedar cladding

Extension to Woodlands - Cancer Care Unit - single storey

Demolition of existing space to create development area for "Health Campus" use

Redevelopment of existing residences due to structural & poor condition of existing. New layout to accommodate revised car parking provision & sympathetic to existing mature trees & landscaping

Alterations & reflowing of existing car & ambulance routes, with the incorporation of new covered walkway for patients & staff between car parking & main hospital

Demolition of existing structure over main metal canopy & extension to Woodlands - Cancer Care Unit - single storey

Over cladding of existing poor quality front & side elevations with timber cedar cladding

New layout to accommodate revised car parking provision & sympathetic to existing mature trees & landscaping

Execution to Woodlands - Cancer Care Unit - single storey

Demolition of existing space to create development area for "Health Campus" use

Primary language: English

Original Zonal Development Plan from 2012
Estate Development Plans 2015 – 2020

Planning Categories - 2014

• Junior Doctors, Nurses and staff residencies – 300 No.
• Medical Student accommodation – 70 No.
• Dementia, Elderly Care Village – circa 400 No.
• Health & Wellbeing - including pool, gym and therapy
• Education and R&D Centre
• Private Patient Unit
• Support Function Building
• GP Surgery
• Residential
The Future Health Campus
Key Funding Options

- Self funded capital – low likelihood of securing.

- Central capital support from the Dept of Health – low likelihood of securing.

- Individual project capital development support – medium likelihood, but more complicated to cross invest and programme internally.

- PFI – medium likelihood, but tarnished fund vehicle and loss of asset control for the Trust.

- Strategic Estates Partnership (SEP) – high likelihood of market support, and balanced governance structure.
Health Campus Plans 2016 – 2020

Key Recent Actions

- An 8 month OJEU public procurement process for a Strategic Estate Partner (SEP) was concluded in August.

- Development expenditure coming from our SEP partner is likely to be over £100m.

- The Hinchingbrooke Health Campus has been specifically referenced and supported in the Cambridgeshire & Peterborough STP.

- Ryhurst Limited have been appointed as our partners, with a 10 year contract.

- We have commenced on the first “100 day” implementation plan – as per the their submitted bid.

- Public “roadshow” and awareness sessions are being planned for early December in Huntingdon and St Neots.
Trust and Strategic Estate Partner (SEP)

• Priority 2016/17 projects agreed are:

  ➢ Securing Cambridgeshire Police land.
  ➢ Progress implementation of Key Worker and Medi–Hotel developments.
  ➢ Progress County Council design for Older Peoples Care requirements.
  ➢ Progression of car park solutions.
  ➢ Develop detailed site masterplan in conjunction with Hunts DC planners.

• Likely 2017/18 projects (TBA) are:

  ➢ Implementation of new County Council Care provision.
  ➢ Progression of GP at Scale designs.
  ➢ Consolidation of back office functions into new Support Building, to unlock various existing aged assets.
Hinchingbrooke Health Campus

Summary

1. The Hinchingbrooke site is of strategic and locational importance for patients in the Cambridgeshire Health system.

2. The demographic data profile clearly shows the significant cluster in Huntingdonshire of Older Peoples needs.

3. Hinchingbrooke needs to adapt to future Health needs to be economically sustainable.

4. The site (plus Police land) offers great opportunities for an innovative model of care.

5. The Health Campus opportunity is already showing the potential of various public bodies working together in a more collective and cohesive way.

6. This fits in with many of the national objectives and initiatives recently announced from Simon Stevens, Lord Carter, Dept of Health, HCA.
Hinchingbrooke Health Campus

Thank You!