

# What is LIFT?

*SWH LIFT Presentation*

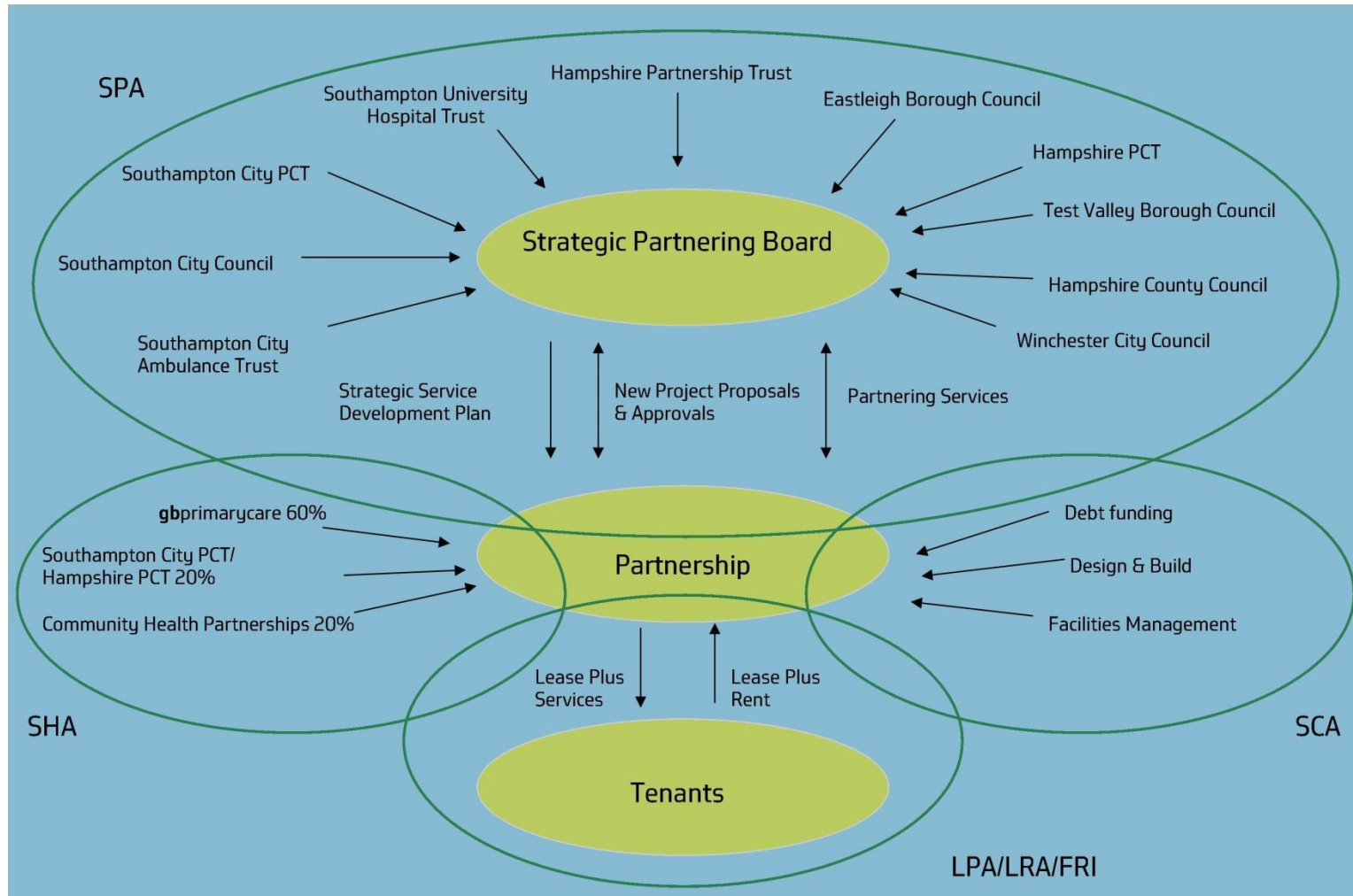
Peter Dean



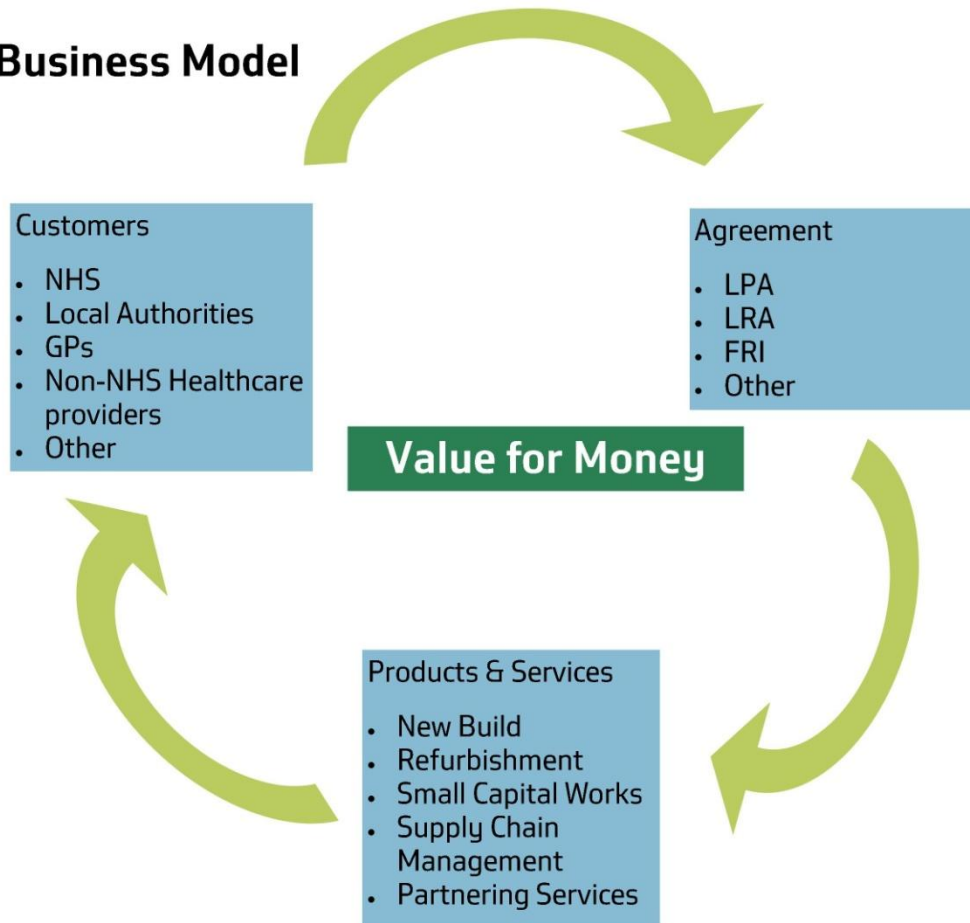
## What is LIFT?

- **Public Private Partnership**
- **Enables Trust, Local Authorities and other Stakeholders to meet their health, community care and education targets through:**
  - **Provision and maintenance of facilities**
  - **In harmony with the Community**
  - **Access to Private Sector Services and supply chain**
  - **Partnering Services**
- **Market tested Procurement Model**

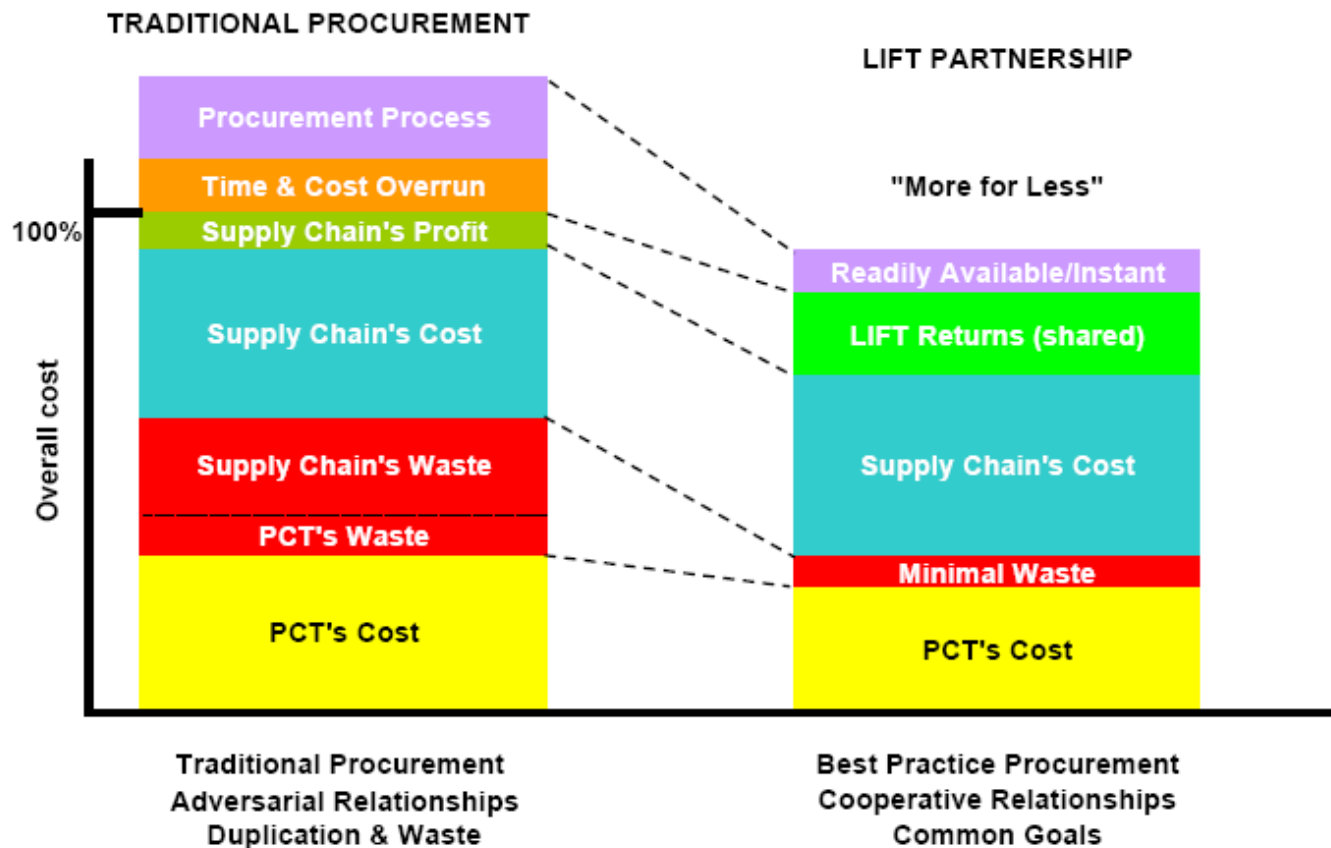




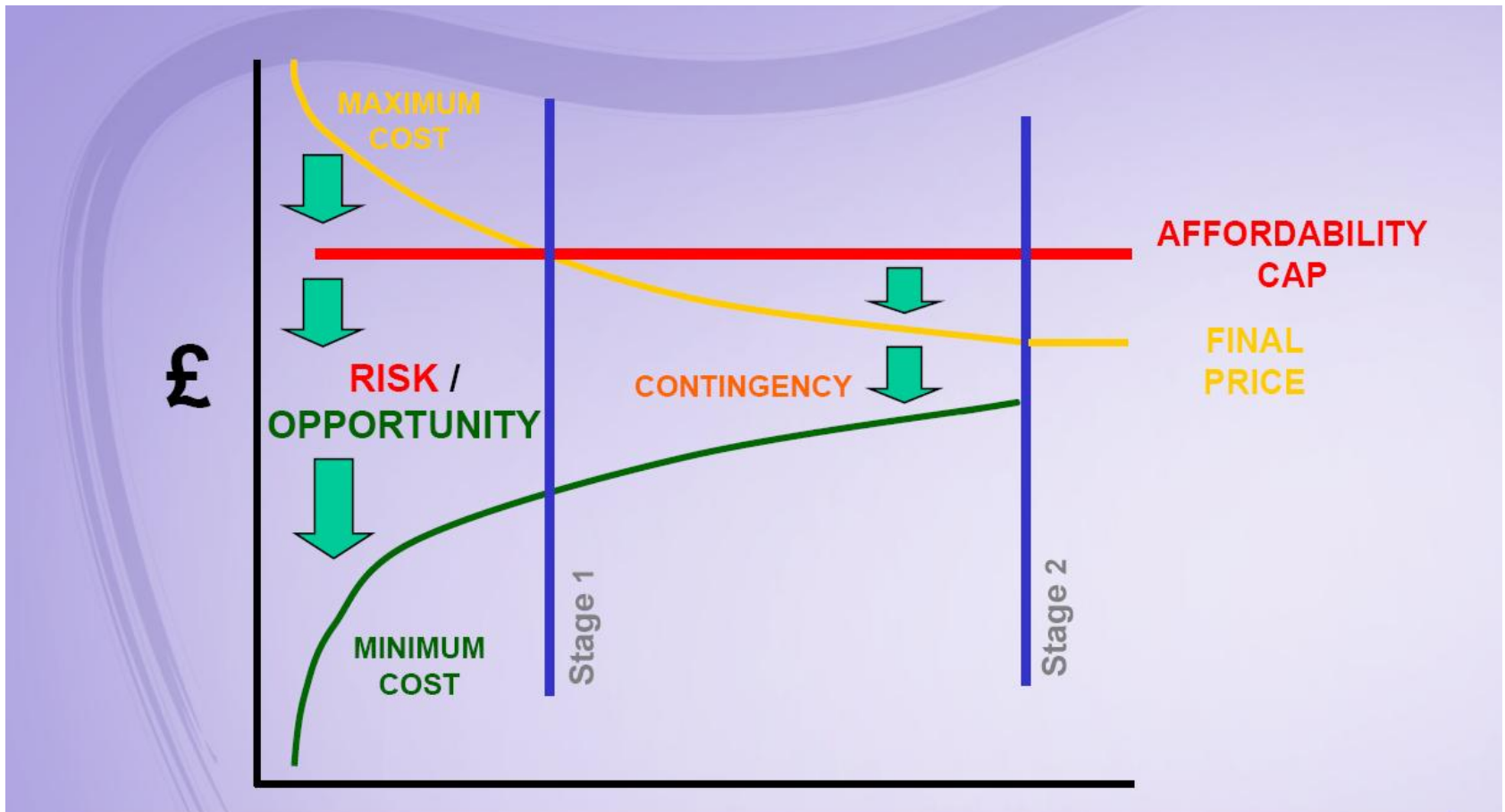
## LIFT Business Model



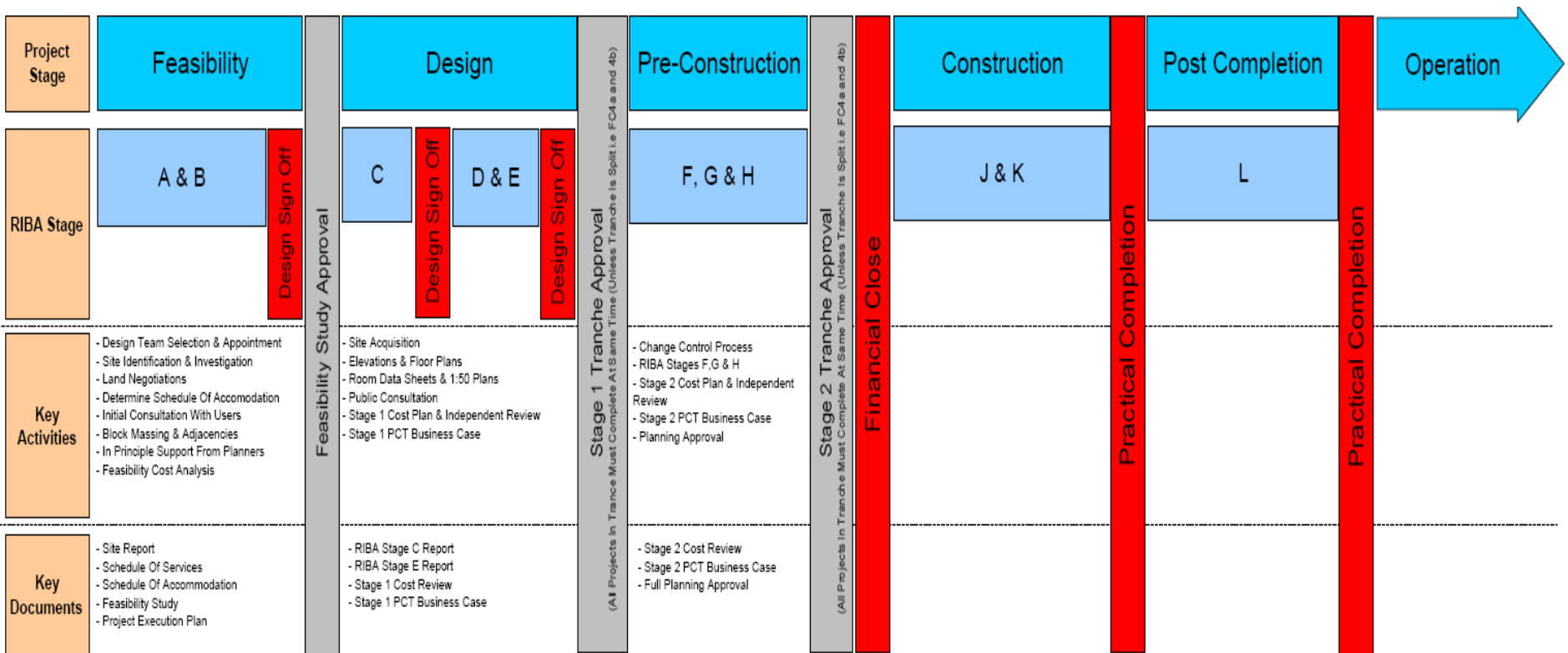
## SWH LIFT Procurement Benefits



## New Projects – The Two Stage Process



# SWH LIFT Project Process – Overview



## Examples of work areas

- Primary Care Delivery Centre
- Mental Health Units
- Leisure Centres
- Libraries
- Education-related facilities
- Community Hospitals
- GP Practices
- Dental Surgeries
- Elderly Care Facilities
- Council Offices
- Shared facilities

Flexible model design to meet public sector procurement build requirements



## Partnership Benefits

- Real Public Private Partnership
- Long term – 25 year plus
- No need for public OJEU notice
- Access to Capital
- Avoids lengthy and expensive tender process
- Material savings in overall project timescale
- Substantive reduction in design consultancy fees
- Access to private sector skills, finance and supply chain
- Construction costs continually market tested
- Full life-cycle philosophy



## Value for Money

- Against more traditional procurement route
- Much lower transaction costs
- Reduced up-front project costs
- Affordability key element
- Flexible as partnership approach





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## Products & Services

- South West Hampshire LIFT offers a wide range of services for public sector projects. As well as new builds valued at £3mil+ and building refurbishments valued at £1mil+, LIFT also has a Small Capital Works Plan for projects valued from £100K to £1mil.
- They can also manage services for existing buildings as well as their own projects.
- Some of these services include:
  - Supply Chain Management
  - Landlord Management Function
  - Centre Management
  - Business Performance & Measurement (KPI's)
  - Market Testing
  - Sustainability Services
  - Consultations/Workshops
- Partnering Services
  - Hard and Soft Facilities Management
  - Health Planning
  - Site Services (i.e. acquisition, appraisal, funding, etc)
  - Utilization and Energy reviews
  - Strategic Infrastructure Reviews



## Consultations/Workshops



- Organize Consultations and Arrange workshops with hard to reach groups
- Set up an Arts Foundation to facilitate this work
- Recognized at National Awards for Community Engagement and User Experience



# The Cornerstone Arts Foundation



- Set up by SWH LIFT to embed artwork in public sector buildings
- Began by commissioning artwork for the Adelaide Health Centre and Antelope House
- Community workshops for the artwork at Adelaide Health Centre have been shortlisted for two national awards
- The artwork at both Adelaide Health Centre and Antelope House is now complete
- The Cornerstone Arts Foundation has now been commissioned to embed artwork at Fareham Community Hospital, which is owned by neighbouring LIFTCo, Solent Community Solutions



# The Cornerstone Arts Foundation



- We work directly with the organisations who design, build, own and operate the building to create artwork that is the most suitable for the building
- We provide all administrative support but keep all relevant organisations involved in the key decision-making process
- We ensure that the artwork installed is of the highest professional quality and that it is installed on time and on budget.
- Our services are available to any public sector organisation for a flat rate of £6,000.



## Small Capital Works



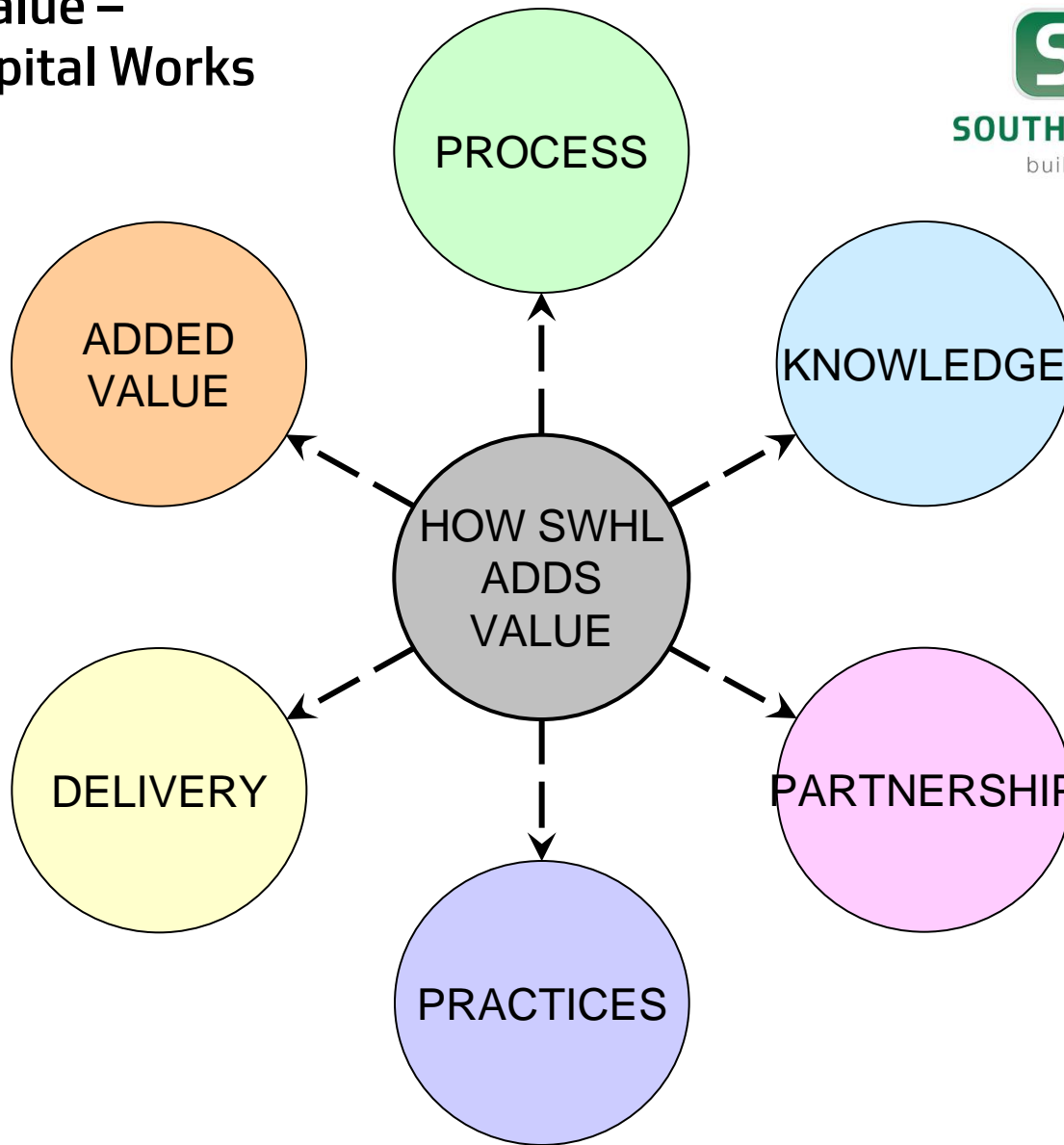
- Initiated Programme as of April 2009
- Completed 16 projects value £4.8 million to date
- Forecast for 2010/11 £3 million
- Use specialized local supply chain
- Cyril Sweett independent CDM
- Key aspect of the programme is knowledge transfer
- Added Value



# Added Value – Small Capital Works



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Scoring Key:

- Green – Performing
- Amber – Needs Improving
- Red – Underperforming



# Added Value – Small Capital Works



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# Small Capital Works: A Case Study

*Mixed Sex Works, Royal South Hants Hospital,  
Southampton*

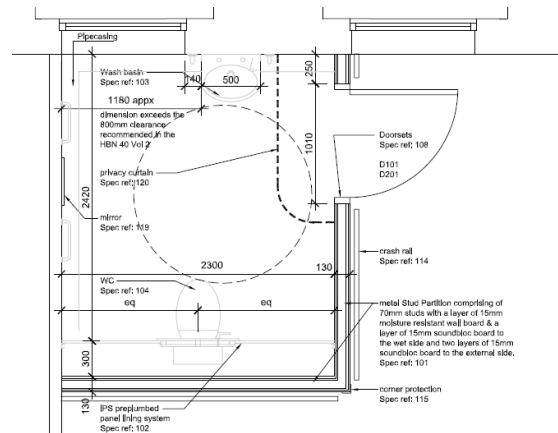


- First project carried out under the South West Hampshire LIFT Small Capital Works Programme
- Funding was awarded to Southampton City PCT from the Department of Health's Privacy and Dignity Fund
- Project comprised the provision of four new en suite bathrooms to existing sub-wards and adaption of existing facilities to create two disabled shower rooms, across two wards
- Works took place in a live hospital, so the works were carried out on one ward first and then a decant process took place to transfer patients and equipment from the second ward to the newly completed ward, so that the same works could be completed on the second ward
- Whilst the works to the first ward were being carried out, SCPCT asked SWHL to undertake some additional works to reprovide the ward kitchens to each of the wards. These works were designed and completed simultaneously with the mixed sex eradication works



# Small Capital Works: A Case Study

## Mixed Sex Works, Royal South Hants Hospital, Southampton



The value of this project was approximately £211,000 excluding VAT

# Small Capital Works: A Case Study

## *Fordingbridge Hospital – Ford Ward Outpatients Department*

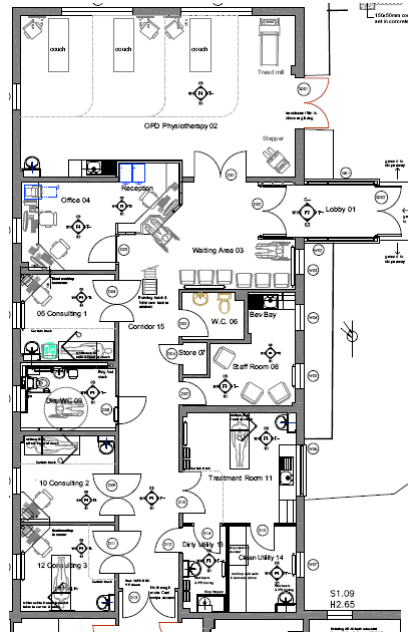


- Creation of a new Outpatients Department in one wing of Ford Ward at Fordingbridge Hospital provides a bright, flexible space for the delivery of Outpatients services including physiotherapy, consulting and treatment rooms
- Layout was adapted within the constraints of the existing building to best accommodate the needs of the Outpatients services and has a separate entrance with associated reception and waiting facilities
- Works commenced on site in January 2010 and the project was extended to enable some further works to the Department, with the works being complete in mid May 2010. The value of this project was approximately £385,000 including VAT



# Small Capital Works: A Case Study

## *Fordingbridge Hospital – Ford Ward Outpatients Department*



# Sustainability Policy

- **LIFT Sustainability Policy fully reflective of public sector sustainability principles**
- **Provide Sustainable Scorecards for works undertaken**
- **Key role is helping clients to implement their Sustainable Policies**
- **We have secured a supply chain member, EDP Consulting Engineers, who we work with to develop sustainable solutions for our clients.**
- **So far we have commissioned EDP to:**
  - **Create a sustainability study of Hampshire**
  - **Run a pilot scheme for Carbon/Energy Reviews at existing GP surgeries and community health centres on behalf of Hampshire Primary Care Trust**
  - **Conducted BREEAM XB assessment on existing buildings**
  - **Developed Water Audits commensurate with NHS targets**



# Sustainability and our Supply Chain

- We work with our supply chain to make sure we meet your sustainability requirements at every level
- Our supply chain is locally based to make them more accessible and to cut down on travel requirements
- We meet regularly with our supply chain to ensure they are keeping up with the latest public sector requirements

## Fordingbridge Hospital – Ancillary Block and Ford Ward Outpatients Department – Environmental Headlines

- ✓ SWHL Sustainability Policy
- ✓ Osborne Environmental Policy accredited to ISO14001
- ✓ Construction Environmental Management Plan prepared with site-specific requirements
- ✓ Site Waste Management Plan prepared with site-specific requirements
- ✓ Environmental issues highlighted at site induction and communicated subsequently as required
- ✓ Appropriate tool box talks carried out whilst on site and copies of relevant policies and notices displayed in site office
- ✓ Segregated waste to maximise reuse and recycling
- ✓ Low energy light fittings used with PIRs where possible
- ✓ Local subcontractors used where possible
- ✓ Best practice measures utilised to control dust, noise and vibration
- ✓ Reuse and adaption of existing buildings to create more efficient accommodation for existing services
- ✓ Testing and monitoring carried out to control the presence of Legionella, including removal of cold water storage
- ✓ Existing services reused where possible including radiators in Ford Ward
- ✓ Point-of-use water heating installed
- ✓ More efficient boiler installed to Ancillary Block
- ✓ Improved insulation to Ancillary Block (Internal partitions)
- ✓ New windows to Ancillary Block upgraded to double-glazed

# Supply Chain



- Local presence and relevance
- Offer VFM
- Partnership ethic
- Focus on TQC
- Drive continuous improvement



# South West Hampshire LIFT Large Project Pre-Approved Supply Chain Schedule



<b>Architects:</b>	Architecture PLB, Murphy Philipps <i>LA/Education Health</i>	<b>Independent Certifier:</b>	Summers-Inman, Vail Williams
<b>Banks:</b>	The Co-operative Bank, Aviva	<b>Insurance Provider:</b>	AON
<b>M&amp;E:</b>	EDP Consulting Engineers Ltd, Elementa	<b>Construction:</b>	Geoffrey Osborne Ltd
<b>Accountants:</b>	PKF (UK) LLP	<b>Structural Engineers:</b>	AKS Ward, Thomasons
<b>Employers Agent:</b>	Summers Inman, Community Solutions, Assura	<b>Company Secretary:</b>	CSW
<b>Property Services:</b>	Vail Williams	<b>Financial Advisors:</b>	Grant Thornton, BDO Stoy Hayward
<b>Health and Safety:</b>	Thomasons	<b>Facilities Management:</b>	SGP
<b>Law Firm:</b>	LIFT: Speechly Bircham/Local: Thomas Egger	<b>Sustainability Advisors:</b>	EDP Consulting Engineers, The Environment Centre
<b>Artwork Commissioners:</b>	The Cornerstone Arts Foundation	<b>Cost Advisors:</b>	Cyril Sweett
		<b>CMISA:</b>	Assura (Finance and EBPM)



# South West Hampshire LIFT Small Capital Works Pre-Approved Supply Chain Schedule



	<u>Over £250,000</u>	<u>Under £250,000</u>
<b>Construction:</b>	Geoffrey Osborne Ltd	SGP, Brymor, Geoffrey Osborne Ltd
<b>Architects:</b>	Architecture PLB	ERMC, Studio 4
<b>Structural Engineers:</b>	Gyoury Self	Capita
<b>M&amp;E Consultants:</b>	Haswell	EDP, Henderson Green
<b>Building Surveyor:</b>	Daniells Harrison	
<b>Planning Consultants:</b>	Planning Solutions	Mark Burman
<b>CDM:</b>	Cyril Sweett	Allen Holmes
<b>Building Control:</b>	Butler & Young	HCD
<b>Cost Managers:</b>	Cyril Sweett	



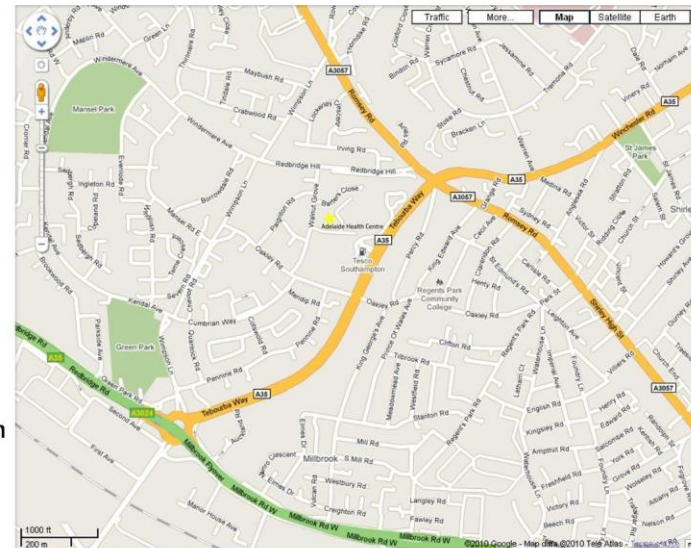
# SWH LIFT – Our existing properties



Adelaide Health Centre, Millbrook is the first new build project completed by South West Hampshire LIFT. Working in partnership with NHS Southampton City, the building was handed over on-time and on budget on the 5th of October 2009. The building was built to NEAT standard Excellent. The rooms were designed to be flexible spaces, allowing the building the ability to evolve with the changing requirements of the Primary Care Trust. As a LIFT project, it is leased to NHS Southampton City and all maintenance requirements are carried out by the SWH LIFT Facilities Management Team. The building features artwork which was shortlisted twice for its community engagement programme.

## Adelaide Health Centre, Millbrook

- Location:** Western Community Hospital Campus, Millbrook, Southampton
- Size:** 4,433 sq metres, 3 storeys
- Opening date:** 12 January 2010
- Opening Hours:** 8 AM - 8 PM, 7 days a week
- Operated by:** NHS Southampton City
- Services:** GP surgery, podiatry, leg ulcer clinics, physiotherapy, community neurological rehabilitation team, health visitors, musculoskeletal clinics, treatment for long-term conditions



# SWH LIFT – Our existing properties



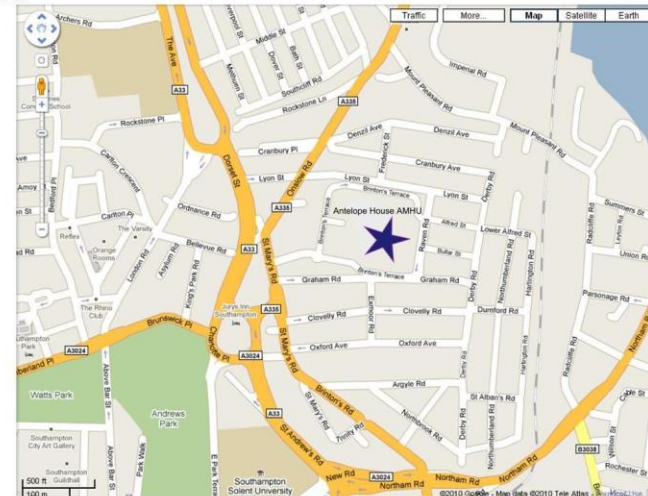
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Antelope House is the second project completed by South West Hampshire LIFT. LIFT worked with Hampshire Partnership NHS Foundation Trust to deliver this building which is valued at over £20million. It was handed over to the Trust on the 22nd of April 2010. The building was built to NEAT standard Excellent. The building was designed to meet the most up-to-date standards of mental health care. As a LIFT project, it is leased to NHS Southampton City and all maintenance requirements are carried out by the SWH LIFT Facilities Management Team. The building features a number of beautiful spaces including courtyards within each ward for the patients as well as a fountain pond and other artwork. The building is divided into three wards which can be configured to different sizes based on the different types of patients.

## Antelope House

- Location:** Royal South Hants Hospital Campus, Central Southampton
- Size:** 5,730 sq metres, 2 Storeys
- Opening date:** June 2010
- Opening Hours:** N/A
- Operated by:** Hampshire Partnership NHS Foundation Trust
- Services:** In-patient adult mental health services



# LIFT – In Summary



It is all about:

- Partnership Working
- Adding Value to the Primary Care and the wider Public Sector Infrastructure
- Providing access to Capital and Private Sector skills



**Thank You  
and  
Any Questions?**

