

## EXECUTIVE SUMMARY

### Introduction

1. The Greater Peterborough Health Investment Plan (GPHIP) is the local strategy for the modernisation of the health services serving the population of Greater Peterborough and South West Lincolnshire. It is described in detail in the Peterborough Hospitals NHS Trust Outline Business Case (OBC). The GPHIP encompasses all local acute, intermediate and some primary care services. The aim is to re-provide all acute hospital services on the existing Edith Cavell Hospital (ECH) site through expansion and modernisation and to offer a new intermediate care service in the community, based on the Peterborough Hospital site. These will be supported by developments in primary care services.
2. The project incorporates a second OBC for a mental health development, also located on the Edith Cavell Hospital site that has been approved by the Norfolk, Suffolk and Cambridgeshire Strategic Health Authority. This development will bring together a range of acute mental health services in modern facilities that fully meet current standards.
3. Overall, the project will implement the requirements of the NHS Plan by providing the local population with fast and convenient care delivered to a consistently high standard with services available when people require them and tailored to their individual needs.
4. This Memorandum of Information (MOI) provides outline details of the project and the procurement process. Appendix D contains the Prequalification Questionnaire (PQQ) which must be completed by any organisations wishing to be considered for the procurement. Further information on the Greater Peterborough Health Investment Plan can be obtained via the project web site at <http://healthplan.org.uk>.

### Background to the Project

5. The project will deliver the three health care facilities required to support the modernisation of local health care services, the GPHIP and the objectives of the NHS Plan. The total capital value, including fees, contingencies and VAT is £293 million. The three facilities to be provided are:
  - An Integrated Care Centre, located on the existing Peterborough District Hospital site near to the city centre. This will provide a comprehensive range of primary, intermediate care, rehabilitation, and acute outreach services.
  - A new acute hospital development on the Edith Cavell Hospital site comprising an emergency care centre, a woman and child unit, a diagnostic and treatment centre, inpatient services, cancer services and an education and training centre.
  - A new mental health unit on the Edith Cavell Hospital site providing inpatient adult acute mental health, older peoples inpatient psychiatry, and learning disabilities services.
6. There will be improved road access, additional car parking and a shuttle bus service linking the Edith Cavell site with the Integrated Care Centre and the city centre public transport hub. The Trusts envisage a common support infrastructure will be established.

### Key Elements of the Project

7. The project seeks to implement the GPHIP and the requirements of the NHS Plan by:
  - Improving access to health services;
  - Increasing capacity;
  - Improving service quality;
  - Implementing national and local strategies and policies;

- Providing sub-acute and intermediate care services in a non-hospital location;
  - Providing modern facilities of a high design quality that meet the needs of patients visitors and staff
  - Modernising the existing hospital buildings;
  - Investing in primary care services;
8. The project will also resolve current operational difficulties and eliminate the cost of providing healthcare from multiple locations within the city of Peterborough and the reliance on old and inappropriate building stock.

### Partnership Objectives

9. Three partners will be parties to the project agreement and are hereafter referred to as the 'Trusts'. The partners are:
- Peterborough Hospitals NHS Trust;
  - Cambridgeshire and Peterborough Mental Health Partnerships NHS Trust;
  - North Peterborough Primary Care Trust<sup>1</sup>
10. The Trusts, through a single project, are seeking to establish a long-term relationship with a suitable private sector partner, in which the partner provides the facilities listed in sections 1.5 and 1.6 together with non-clinical services outlined in section 1.8.6. The relationship will create opportunities for the Trusts to take full advantage of technological developments in patient care and supporting infrastructure, and help the Trusts to improve their ability to provide high quality healthcare to the catchment population.
11. The Trusts view this project as an opportunity to work collaboratively with the private sector to realise the gains of a true partnership. For the Trusts, therefore, this represents the first stage of a long-term partnership, not simply a procurement process.
12. It is envisaged that payment to Project Co will be over the life of the contract. Payment will primarily relate to provision of a fully serviced facility provided to an agreed standard. Some services may be paid for on a usage basis.
13. In addition the Trusts are seeking proposals for commercial opportunities where revenues will be generated from users of these facilities that will reduce the cost to the Trusts.
14. The Trusts are expecting dynamic and innovative solutions to be generated that provide facilities that are of a scale and style appropriate to the service requirements and local environment, conducive to providing first class clinical care and which will symbolise the importance of the service to the public. Particular attention will be made towards meeting the principles of the Better Public Buildings initiative<sup>2</sup>.

### Support for the Project

15. The strategic position described in this document and the accompanying Outline Business Cases are reinforced by the commitment of the project partners who are the main stakeholders in the project:
- East Cambridgeshire & Fenland Primary Care Trust;
  - Lincolnshire South West Teaching Primary Care Trust;

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<sup>1</sup> From early 2003, The PCT, together with the South Peterborough PCT and the adult social care department at Peterborough City Council, have been operating under a single management structure and the name 'Greater Peterborough Primary Care Partnership' (GPPCP)

<sup>2</sup> For more information go to; <http://www.betterpublicbuildings.gov.uk/>

- South Peterborough Primary Care Trust;
  - North Peterborough Primary Care Trust;
  - Peterborough Hospitals NHS Trust;
  - Cambridgeshire and Peterborough Mental Health Partnership NHS Trust.
16. The GPHIP Strategic Outline Case (SOC) received formal support from ministers on 15<sup>th</sup> February 2001. The GPHIP Outline Business Case (OBC) was formally supported by Peterborough Hospital NHS Trust Board on the 25<sup>th</sup> February 2003, the principal commissioners on 5<sup>th</sup> March and 12<sup>th</sup> March 2003. Formal approval was granted by the Norfolk, Suffolk and Cambridgeshire Strategic Health Authority on 27<sup>th</sup> March 2003.
  17. The SOC for the Mental Health development was approved by the Cambridgeshire Health Authority in July 1999. The OBC for the development was approved by the Cambridgeshire and Peterborough Mental Health Partnership Trust on 26<sup>th</sup> March 2003, the Greater Peterborough Primary Care Partnership on 5<sup>th</sup> March 2003 and the Norfolk, Suffolk and Cambridgeshire Strategic Health Authority on 27<sup>th</sup> March 2003.
  18. Formal public consultation relating to the service plans in the GPHIP, covering the acute hospital and integrated care centre developments, took place from 13<sup>th</sup> December 2001 to 12<sup>th</sup> March 2002 and was conducted in parallel with the development of the service plans. This allowed feedback from the consultation process to be used to develop and refine evaluation criteria used in the non-financial benefits appraisal of the short-listed options.
  19. The consultation process involved staff and members of the public in the entire catchment area of the North and South Peterborough PCTs, and the southern parts of the South West Lincolnshire Teaching PCT and part of the East Cambridge and Fenland PCT.
  20. Five formal public meetings were held along with meetings with nine local voluntary groups, clubs, associations and statutory bodies. The involvement of the Community Health Council in conjunction with the Patients Forum ensured that patient views were taken into account in appraising and selecting the preferred option. In addition, copies of the public consultation document were sent to: 549 local voluntary groups, organisations, charities and public bodies, all local GP, public libraries and town halls.
  21. Two open meetings were held for NHS staff working throughout the area. This was in addition to the regular team briefing and internal Trust communications processes. A special Estates Department Forum was also established for those groups of staff who may be directly affected by any transfer of FM services and employment to the private sector.
  22. The outcome of the public consultation exercise was supported by the CHC and approved by the Cambridgeshire Health Authority on 27<sup>th</sup> March 2002.
  23. The mental health development is primarily related to the relocation of services within the city. On the advice of the CHC the Cambridgeshire Health Authority decided there was no need to submit the plans to formal public consultation.
  24. The Outline Planning application was approved by the Peterborough City Council planning committee on 28 May 2002, subject to a satisfactory Section 106 and Section 278 agreement. A separate application was submitted for the demolition and redevelopment of Fenland Wing for the Integrated Care Centre. Formal approval was given on 16 September 2003.

### **Procurement Process**

25. The procurement process will follow current PFU guidance and use all the standard documentation, including version three of the standard form contract, amended for project

specific issues. The Trusts expect to reach financial close within 27 months of the publication of the OJEC notice.

### **Purpose of the Memorandum of Information**

26. The purpose of this document is to outline the scope of the Project to enable suitably qualified Candidates to formally express interest in delivering the Project.
27. The Information Requirements and Pre-qualification Questionnaire are detailed in Appendix D of this document. The completed questionnaire must be received by the Trust at the address specified in the questionnaire no later than 12 Noon on 24 November 2003.

### **Disclaimer and Confidentiality**

28. The information contained in this document is presented in good faith and does not purport to be comprehensive or to have been independently verified. Neither the Trusts nor any of their advisors accept any responsibility or liability in relation to its accuracy or completeness or any other information which has been, or which is subsequently, made available to any Candidate or Relevant Organisation or any of their advisors, orally or in writing or in whatever media. Interested parties and their advisors must therefore take their own steps to verify the accuracy of any information which they consider relevant but are not entitled to rely on any statement or representation made by the Trusts or any of their advisors.
29. This MOI is provided solely for the purpose set out in paragraph 26 and is not intended to provide the basis of any investment decision. This MOI should not be considered as an investment recommendation by the Trusts or by any of its Advisors. Each person to whom this MOI is made available must make his own independent assessment of the project after making such investigation and taking such professional advice as he deems necessary.
30. This MOI and any related documents have been made available on the basis that each Bidder is a person of the kind described in Article 49 of the Financial Services and Markets Act (Financial Promotion) Order 2001; without prejudice to the obligations of the Authority under European Directives relating to procurement by public sector organisations. Bidders should not distribute or pass on the MOI or any such related documents without first informing themselves about and observing any restrictions imposed by applicable law.
31. Without prejudice to the generality of the foregoing, the information requirements in relation to later stages of the Process are to be treated as indicative only and the Trusts reserve the right to modify or refine these proposals or requirements at each stage of the procurement process.
32. Candidates, individual Relevant Organisations and their advisors must return or destroy all confidential information provided by or on behalf of the Trusts, including copies, as and when required, in writing, by the Trusts.
33. All Candidates, Relevant Organisations and their advisors who progress to PITN stage shall be required to complete stand alone confidentiality undertakings.
34. All Candidates, Relevant Organisations and their advisors are responsible for all costs incurred by them in connection with their responses to this document and all future stages of this procurement.