

## 4 EXISTING PROPERTY AND SITES

### 4.1 Introduction

- 4.1.1 The local health estate is of a mixed heritage and condition. The estates strategies of PHT and GPPCP reflect the whole system approach of the GPHIP with the preferred options as the central strategy for the future development of the estate. The strategy builds on the strengths of the current estate to provide modern facilities that fully meet the clinical requirements of the service and provide flexibility for the future.

### 4.2 Existing Sites

- 4.2.1 The PDH East site is 3.6 hectares in size and includes buildings from the late 1920s to some recent additions. The largest building asset is the main ward tower block. It was planned and designed during the late 1950s and opened in 1968. This six storey building sits on a much larger podium building that includes a substantial basement. This adjoins a two storey building of similar construction on its western side. On the eastern side of the site is the original 1920s War Memorial hospital. Overall the buildings are in good condition but their design and the inflexibility of their construction make them unsuited for modern health care. The site is also very cramped and land-locked by local housing and a main access road to the city centre.



- 4.2.2 The PDH West site is 7 hectares in size and includes buildings from the late 1800s to the early 1990s. The majority of the buildings date from the same era as the PDH tower block. There are three temporary wooden structures on the site housing the Public Health Laboratory and histology departments, a nursery and the hospital social club.

- 4.2.3 The ECH site extends for over 17 hectares much of which is undeveloped. The Edith Cavell Hospital was opened in 1988 as the first phase of a second district general hospital planned for the city. The later phases were not built. The building is linear in form and designed to be expanded. The East Anglia Ambulance service owns a small section of the ECH site where the ambulance station is located.



- 4.2.4 The Trust has a full, warranted, topographical, geotechnical and hydraulic survey of the ECH site other than under the existing buildings on the site. The report can be novated to a third party.
- 4.2.5 The mental health facilities are housed on a number of sites within the city, including PDH East, PDH West, ECH and the Gloucester Centre site located to the south west of the city next to the Nene Parkway. The Gloucester Centre site was opened in 1977 and comprises a collection of timber frame pavilion buildings of light weight construction. It was originally a unit for learning disabilities but now includes older person’s mental health services and bases for some specialist services.
- 4.2.6 None of the inpatient mental health facilities meet current standards.

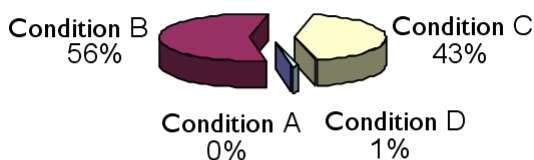
**4.3 Surplus and Retained Estate**

- 4.3.1 On completion of the development of the integrated care centre, the mental health unit and the acute hospital the whole of the PDH East and Gloucester Centre sites will be vacated. On the PDH West site there will be a mix of new, retained and surplus assets. The potential disposal value of these sites has been excluded from the affordability assessment of the project, and in line with DOH guidance, will not form part of the project.
- 4.3.2 The Trusts have been working with the city council to develop a planning framework for the PDH site as this falls within the city centre opportunity zone. None of these sites or vacant buildings is included in the PFI procurement process.

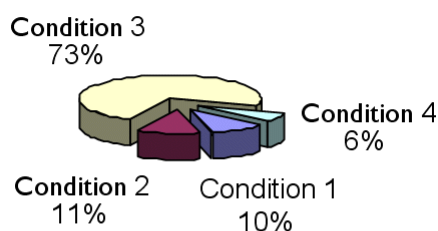
**4.4 Existing Property Condition**

4.4.1 The Peterborough Hospitals Trust commissioned a detailed survey and appraisal of the estate in 2001 to determine the condition, functional suitability, utilisation and statutory compliance of the buildings on the Peterborough District Hospital and Edith Cavell sites. The details of the survey will be available to the Bidders in the information room. The condition of the estate is based on the standard 6 facet appraisal. The majority of the backlog maintenance relates to the PDH properties being the older building stock. A summary of the key indicators for each site are shown in the figures below.

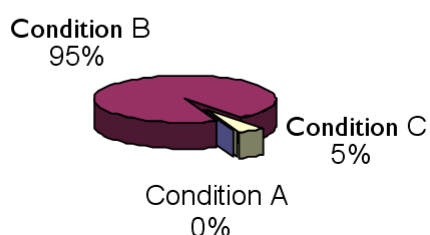
**Functional Suitability at PDH**



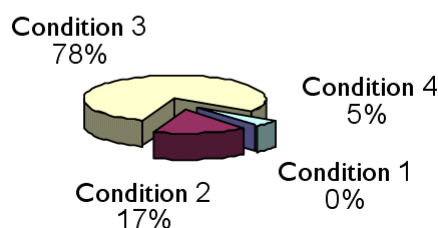
**Space Utilisation at PDH**

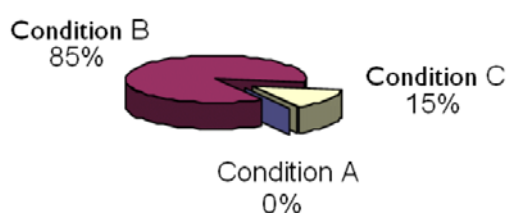
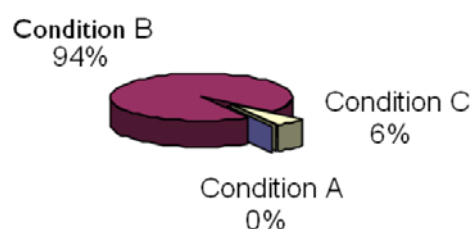


**Functional Suitability at ECH**



**Space Utilisation at ECH**



**Compliance with Standards at PDH****Compliance with Standards at ECH**

4.4.2 The information in the tables below has been extracted from the Trusts' estate strategies and provides general details of the building stock on the three sites. The full condition appraisal reports and the estate strategy are available for inspection.

**Peterborough District Hospital Sites**

Site	Block Description	Age (Years)	Condition	Notes
West	Maternity Unit	34	Mainly Band C	
West	Cavell House	35	A, B, and C	
West	Pelham House	35	Mainly B/C	
West	Curie House	30	B/C	Vacant used as overspill only
West	Interim Pathology Lab	30	B and C	
West	Lucille Van Geest	8	B	Donated Asset
West	Nurses Home/School	39	B/C	Part occupied by Homerton School of Health Studies
West	Nightingale House	35	C/D	Unused – excluded from survey
West	Conolly House	37	B	Sublet as Nursery
West	Eastlea	82	B	
West	Fenland Wing	22	B/C	Mostly vacant
West	60 – 62 Thorpe Road	80*	n/a	Doctor's on call houses
West	3 Aldermans's Drive	70*	n/a	Doctor's on call houses
West	Blocks 1, 2 and 4	35	n/a	General accommodation
West	Block 3	33	n/a	Junior Doctor's accommodation
West	Gables	140	D	
West	Little Gables	140	D	
West	Pines	50*	D	
West	Bungalow	14	C	
West	St Johns	82	B	North and South Peterborough PCT offices
West	Social Club	Various		
East	Main Block	35	Mainly B	
East	Sutton Wing	17	Mainly B	
East	Outpatients, A&E Block	35	B	
East	Memorial Wing	74	B	
East	Estates Block	35	B/C	
East	Post Graduate Centre	30	B	
East	Plant Space and Garage	35	B/C	
East	19 and 29 Kemp Road	70*	n/a	Residential Accommodation
Off site	Holditch Flats	24*	n/a	Residential Accommodation
Off site	Kirkwood Close Flats	n/a	n/a	Residential Accommodation
Off site	36 Atherstone Avenue	n/a	n/a	Residential Accommodation

\* Estimated

**Edith Cavell Hospital Site**

Block Description	Age (Years)	Condition	Notes
Main Hospital Building	14	Mainly B	
Macmillan Centre	12	B	Donated Asset
Accommodation Units	14	B	
Ambulance Station	12	-	Not owned or operated by the Trust

**Gloucester Centre Site**

Block Description	Age (Years)	Condition	Notes
Grebe House	26	C	Older Persons Mental Health Day Centre
Dove House	26	C	Older Persons Mental Health Ward
The Larches		B	Learning Disabilities Residential Unit
Activity Centre	26	B	
Offices		B	

**4.5 Current Estate Problems – Acute Services**

- 4.5.1 PHT has identified a number of areas where the estate performance is unacceptable and which require most urgent action. These are:-
- Intensive Therapy Unit/High Dependency Unit at Peterborough District Hospital – lack of space/capacity.
  - Theatre recovery at Peterborough District Hospital – undersized, poorly designed and lacks adequate segregation for children.
  - Coronary Care Unit at Peterborough District Hospital – poor patient facilities.
  - A&E Department at Peterborough District Hospital – lack of space and health and safety issues.
  - Clinic 6, Peterborough District Hospital outpatients (Haematology and Oncology) – lack of space, poor patient facilities.
  - Mortuary, Peterborough District Hospital, - poor standards, significant lack of capacity, non-compliance with regulations.
  - Radiology at Peterborough District Hospital – lack of space, poor patient facilities and major equipment upgrade.
- 4.5.2 As indicated above, lack of space or poor standards of accommodation cause most of the problems in these areas, which are impacting on the hospitals capacity to treat patients. This is a major concern as Peterborough's population is expected to increase over the next few years.
- 4.5.3 PHT has implemented a number of projects to resolve the most pressing issues. A new twin day surgery centre has been built on the ECH site. The building has been designed to be expanded and take a third storey if necessary. The building contract was amended to ensure all information and warranties can be novated to a third party.
- 4.5.4 PHT also has approval for the construction of additional outpatient clinics and a new mortuary on the ECH site. Construction of the former commenced in September 2003. This is due to commence in late 2003.

- 4.5.5 There are further long term problems to be addressed which largely stem from the split site arrangement. These are as follows:-
- PHT has run out of physical capacity to extend the Peterborough District Hospital, and is struggling to meet its existing waiting list and activity targets. It has particular difficulties with bed capacity, day surgery theatre capacity and critical care capacity.
  - The Peterborough District Hospital tower block is built to a design and specification that makes it inflexible for alteration and modification.
  - There is a substantial backlog maintenance problem for the Trust, particularly at Peterborough District Hospital. An exercise in 2002 established that the cost to rectify was in the order of £10 million.
  - A number of services are split over at least two sites. This impacts on:
    - Staff cover arrangements
    - Levels of staffing
    - Transfer of patients
    - Patient outliers and delayed discharge
    - Increased length of stay
    - Transportation of patients and staff
    - Duplication of services and staff
    - Inefficiency
    - Risk of harm to patients in transfer or as a result of poor cover, due to distance from the relevant department.
  - The split services are primarily:
    - Medicine for the elderly
    - Minor general surgery
    - Paediatrics (ENT)
    - Trauma and orthopaedics
    - Therapy services
    - Radiology
    - Pharmacy
  - Other clinical services are provided at Edith Cavell Hospital as well as Peterborough District Hospital simply because there is insufficient room at Peterborough District Hospital to house the full service. In addition there is duplication in most of the non-clinical support services.
  - Major surgery requiring ITU facilities can only be conducted at Peterborough District Hospital.
  - Women and Child Services, including SCBU at the PMU are separated from Paediatrics at Peterborough District Hospital.
  - Many ward day rooms have been converted to inpatient bedrooms.
  - The Peterborough District Hospital site is land-locked and has no room for expansion.

## 4.6 Current Estate Problems – Mental Health Services

4.6.1 A major driver for the development of the new mental health unit is the current split site arrangements and the poor condition and inappropriateness of the existing facilities. These difficulties mean many of the objective of the local delivery plan and national strategies cannot be met .The main problems are:

- Inability to fully meet gender separation requirements within existing ward environments;
- No ability to offer 'true' women only services within the in-patient environment;
- Lack of ready access to a High Dependency Unit for all Adult In-patient Services;
- 50% shortfall in available accommodation against NHS Estates Guidance;
- Lack of appropriate accommodation to allow for a full range of therapeutic services;
- None of the present facilities were designed for psychiatric care and therefore the current facilities are inappropriate for the services they now accommodate. In particular, they do not meet the safety requirements identified by the Royal College of Psychiatrists in their document 'Not Just Bricks and Mortar';
- Patients do not have access to single room accommodation, thus removing dignity, security and privacy during their stay; and
- The inpatient accommodation is split over three sites across the city, none of which are closely linked to the District General Hospital.

4.6.2 These problems have been clearly recognised and the need to resolve them has been incorporated into the GPHIP, local development plans, including the Local Delivery Plan for the NSF.