

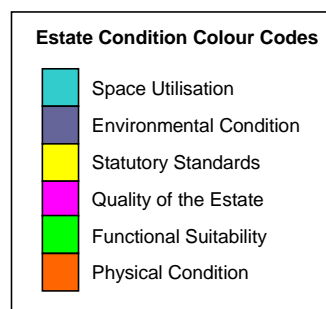
Property	Condition of Estate (%)	Brief Description
Maternity Unit (PDH Site West)		<ul style="list-style-type: none"> - Opened 1968 - Cast concrete structure - 35 Obstetric beds - Ante-natal clinic - Neo-natal intensive care
Edith Cavell Hospital (ECH Site)		<ul style="list-style-type: none"> - Opened 1988 - Cast concrete frame - 275 acute beds - 50 mental health beds - Elective surgery - Elective orthopaedics - ENT and Urology - Sub-acute medicine - Diagnostics - OPD

NB.

The condition of the estate is measured as a percentage of the total floor area of the building that fully meets the standards or requirements of a particular category.

The higher the percentage the more compliant the building.

The non-statutory standards used are taken from current NHS Estates guidance.



There is also a range of other smaller health facilities throughout the area including a NHS Walk-In Centre in Peterborough city centre, health clinics and GP practices.

2.6.3 BACKLOG MAINTENANCE AND FUNCTIONAL SUITABILITY

A full condition survey of the Trust's estate was conducted in October 2001. This updated a previous survey conducted in April 1997. The survey identified a schedule of maintenance expenditure required over a ten year period for all non-regular maintenance works in excess of £5,000. The total of the backlog maintenance commitment for the next ten years is £10.38m. See Table 23.

Table 23 – Backlog Maintenance and Repair Schedule Summary

Site	Anticipated Year of Expenditure (Base date October 2001, £000s)									
	1	2	3	4	5	6	7	8	9	10
PDH	3,451	1,975	1,371	646	817	343	483	200	220	319
ECH	42	62	30	16	94	20	0	64	78	150
Total	3,493	2,037	1,401	662	911	363	483	264	298	469

The survey also identified the cost of upgrading the existing estate to meet NHS Plan standards, the full consumerism agenda and generally improve the patient and working environment. The cost for each site, excluding equipment, fees and planning contingency are:

PDH = £43.35 million

ECH = £23.35 million

2.6.4 ESTATE STRATEGY

The Peterborough Hospitals Trust has lodged an estate strategy with the Strategic Health Authority. The strategy has been produced in accordance with the NHS Estates exemplar and provides details of the existing estate, risk management arrangements, environmental policy, estates targets and future plans including development control plans.

The development control plan is based on the preferred option with the Do Minimum option as the fall back position. A copy of the estate strategy is provided as Appendix 23.

2.7 HEALTH SYSTEM PERFORMANCE

The Trust and each specialty are judged on its performance against a variety of national and regional targets. There is no distinction between Health Authority areas. Where no date for achievement is given, targets need to be maintained to these levels. The main targets for this year are shown in the Table 24 below.

Table 24 – Performance Targets for 2001/02

Target	Performance
Eighteen month inpatient waits	Achieved
Fifteen month inpatient waits	Achieved
Twenty six week outpatient waits	Achieved
Twelve hour trolley waits	Achieved
Cancelled operations	Not achieved
Two week cancer waits	Achieved
Improving working lives	Achieved
Hospital cleanliness	Achieved
Financial management	Achieved
Six month inpatient waits	Achieved
Total inpatient waits	Not achieved
Thirteen week outpatient waits	Not Achieved
Total time in A&E	Achieved
Cancelled operations not admitted within a month	Not achieved
Breast cancer treatment	Achieved
Delayed discharges	Not achieved
Inpatient survey - Coordination of care	Achieved
Inpatient Survey - Environment and facilities	Achieved
Inpatient Survey - Information and education	Achieved
Inpatient Survey - Physical and emotional needs	Achieved
Inpatient Survey - Prompt Access	Achieved
Inpatient survey - Respect and dignity	Achieved

At December 2002 the Trust was on target to meet all its performance targets for the year ending March 2003.

There are additional targets for the roll out of booked admissions and appointments, communications with patients and service specific issues linked to the implementation of National Service Frameworks. It is expected that achievement of all these targets will be discussed in CMTs as well as other appropriate groups including the Local Waiting List Taskforce, Local Winter Planning Group and Local Cancer Network, which include representation from our local PCTs.

Peterborough Hospitals NHS Trust performed very well during 2001/2002 and was therefore awarded the highest three star performance category^v for the second year running.

Achievement of three star status, has meant that the Trust has been given some local freedoms to determine local developments, the first of which is the use of the Trust's Performance Fund. The £1,000,000 received is to be spent on the most pressing needs for refurbishments and equipment requested by staff.

Peterborough Hospitals Trust is also a pilot site for the national booked admissions project and it provides the National Benchmarking Standard for Ophthalmology services. The Trust is also a beacon site for working in partnership with other departments and primary care organisations.

Activity Performance

Based on a comparison with other acute hospital trusts with similar activity levels for total annual and emergency admissions^{vi} the Trust's length of stay performance is above average, see Table 25.

Table 25 – Comparison of Mean Length of Stay (2000/01 data)

Trust	Admissions	Emergency Admissions	Mean Length of stay (Days)
Kettering General Hospital NHS Trust	56,363	20,144	4.0
Northampton General Hospital NHS Trust	62,639	19,427	4.3
Countess of Chester Hospital NHS Trust	53,948	18,333	4.4
Luton & Dunstable Hospital NHS Trust	50,707	18,724	4.5
Royal Shrewsbury Hospitals NHS Trust	54,825	19,183	4.5
Worthing & Southlands Hospitals NHS Trust	53,779	18,609	4.6
Peterborough Hospitals NHS Trust	56,700	21,393	4.8
Medway NHS Trust	50,936	22,102	4.9
Warrington Hospital NHS Trust	55,928	20,976	5.0
Poole Hospitals NHS Trust	60,485	22,760	5.1
South Durham health care NHS Trust	55,578	23,447	5.4
Brighton Health Care NHS Trust	61,044	20,023	5.4
City Hospital NHS Trust	58,907	20,581	5.5
Royal United Hospital Bath NHS Trust	54,293	21,577	5.6
Ipswich Hospital NHS Trust	59,813	23,083	5.6
Average			4.9

2.8 THE CASE FOR CHANGE

The local health system suffers from two related problems: under capacity and a fragmented health estate. The acute hospital site is split across three sites in the city. This limits development opportunities and constrains the ability to respond to the NHS Plan. External risk assessors say that this split site arrangement is the biggest single risk to clinical safety within the service.

The Peterborough District Hospital Site

The Peterborough District Hospital (PDH) site is close to the city centre and divided by an urban road, Aldermans Drive. It is a patchwork of buildings including parts dating from the 1920s to a 1960s tower block, see Photograph 1, and more recent extensions. It contains temporary and disused buildings that have exceeded their economic and functional lives.

There are poor functional relationships between many of the departments. The maternity unit and Special Care Baby Unit are located on the western part of the site (PDH West), 1 kilometre from the Paediatric Department in PDH. The Patient Environment Action Team (PEAT) recently marked PDH as an 'amber light' hospital for concern. An estates condition appraisal was conducted during 2002 that identified a backlog maintenance requirement of over £9 million.

The Edith Cavell Hospital Site

The Edith Cavell Hospital site, location for the preferred option, is approximately 44 acres in size and is only partially developed. Located two miles northwest of PDH next to the A47 and Peterborough's parkway system, its disadvantage is the lack of easy access by public transport. However this is being considered as part of the local authority's transport policy and the planning consent for the preferred option.

The site is mainly occupied by Edith Cavell Hospital (ECH), opened in 1988 as Phase 1 of a second DGH for Peterborough. The building is of good quality with plenty of space for future developments, see Photograph 2. On the southern edge of the site is the Macmillan Unit (not visible on Photograph 2) a day care centre for palliative services and four terraces for accommodation. In the northwest corner is an ambulance station owned by East Anglia Ambulance Trust. The backlog maintenance figure for the Edith Cavell Hospital is £556,000 over the next ten years.

Photograph 1 – The PDH East and West Sites

