

APPENDIX B - SERVICES MATRIX

1. Buildings PDH Site

Table 24 – Reference Bid Requirements for Retained Buildings – PDH Site

Building	Gross Area m ²	Service implications	Current & Future Usage	Interim Services Provision	Decommissioning Requirements
Memorial Wing	7,028	No service issues as all departments move to new PFI buildings.	Part vacated when C&PMHPT and SPPCT services transfer to the ICC Rest vacated when PHT services transfer to ECH	All hard and soft FM services until ECH development is fully operational. Thereafter no services required.	Isolate and drain down mechanical services, make safe other services, secure building at ground floor level, leave fire alarm system operable and linked to central switchboard.
Post Graduate Centre	693	No service issues as all departments move to new PFI buildings.	Vacated when services transfer to ECH	All hard and soft FM services, except routine catering which is provided under contract to Bretton Caterers until ECH development is fully operational. Thereafter no services required.	Isolate and drain down mechanical services, secure building at ground floor level, leave fire alarm system operable and linked to central switchboard.
Estates and Mortuary	2,527	No service issues as all departments move to new PFI buildings.	Vacated when services transfer to ECH	All hard and soft FM services until ECH development is fully operational. Thereafter no services required.	Isolate and drain down mechanical services, secure building at ground floor level, leave fire alarm system operable and linked to central switchboard.
Main Ward Block, A&E and OPD	30,497	No service issues as all departments move to new PFI buildings.	Vacated when services transfer to ECH	All hard and soft FM services until ECH development is fully operational. Thereafter no services required.	Isolate and drain down mechanical services, secure building at ground floor level, leave fire alarm system operable and linked to central switchboard.
Sutton Wing	3,071	No service issues as all departments move to new PFI buildings.	Vacated when services transfer to ECH	All hard and soft FM services until ECH development is fully operational. Thereafter no services required.	Isolate and drain down mechanical services, secure building at ground floor level, leave fire alarm system operable and linked to central switchboard.

Building	Gross Area m ²	Service implications	Current & Future Usage	Interim Services Provision	Decommissioning Requirements
Social Club		Heating boiler in Eastlea boiler house Other utilities fed from a shared plant house at back of St Johns Telephones from PHT Fire alarms via PHT	? Continued provision undecided	Hard FM only until ECH development is fully operational. Thereafter no services required.	N/A
Eastlea	626	No service issues as all departments move to new PFI buildings	Vacated when services transfer to ECH	All hard and soft FM services until ECH development is fully operational. Thereafter no services required.	Isolate and drain down mechanical services, secure building at ground floor level, leave fire alarm system operable and linked to central switchboard.
Interim Path Lab	1,314	No service issues as all departments move to new PFI buildings	Vacated when services transfer to ECH	All hard and soft FM services until ECH development is fully operational. Thereafter no services required.	Isolate and drain down mechanical services, secure building at ground floor level, leave fire alarm system operable and linked to central switchboard.
St Johns		Utilities are stand alone with feeds to other buildings Hard FM by PHT Cleaning under PHT contract Own telephones (but could come under PHT) Fire alarms via PHT	This office accommodation could be vacated to allow redevelopment of the whole site.	As per current service implications until ECH development is fully operational. Thereafter no services required.	N/A
Fenland Wing	8,789	None, building to be demolished	Vacant except for GUM clinic. Demolished and replaced by the Integrated Care Centre. Stand-by generators located in corner of Mat unit car park. HV sub station at rear of building with PMG plant to be incorporated into new build.	N/A	N/A
Maternity Unit	7,165	No service issues as all departments move to new PFI buildings	ANC, SCBU Maternity services, training and development, and personnel. Vacated when services transfer to ECH	All hard and soft FM services until ECH development is fully operational. Thereafter no services required.	Isolate and drain down mechanical services, secure building at ground floor level, leave fire alarm system operable and linked to central switchboard.

Building	Gross Area m ²	Service implications	Current & Future Usage	Interim Services Provision	Decommissioning Requirements
Connolly House	831	Utilities stand alone Hard FM by PHT Telephones from PHT Fire alarms via PHT	Lease to Jack-in-the-Box nursery to be determined on opening of new ECH. Small area used for medical records storage but easily vacated.	As per current service implications until ECH development is fully operational. Thereafter no services required.	Dependent on date property is vacated. Isolate and drain down mechanical services, secure building at ground floor level, leave fire alarm system operable and linked to central switchboard.
Lucile van Geest Unit		Own heating Power from Fenland Wing sub station Hard FM by PHT Cleaning under PHT contract Catering by PHT Linen & Laundry by contract Fire alarms via PHT	Rehab mental health unit will continue in use	None required..	N/A
Cavell House	476	No service issues as all departments move to new PFI buildings	Offices will be vacated when services transfer to ECH	All hard and soft FM services until ECH development is fully operational. Thereafter no services required.	Isolate and drain down mechanical services, secure building at ground floor level, leave fire alarm system operable and linked to central switchboard.
Pelham House	471	All utilities from Main Nurses Home Hard FM by PHT Cleaning under PHT contract Telephones from PHT Fire alarms via PHT	Offices will transfer to an alternative location some time after opening of ECH.	All hard and soft FM services until ECH development is fully operational. Thereafter no services required.	Isolate and drain down mechanical services, secure building at ground floor level, leave fire alarm system operable and linked to central switchboard.
Curie House	566	Heating from own boiler house Utilities from main Nurses Home Hard FM by PHT Cleaning under PHT contract Telephones from PHT Fire alarms via PHT	Nurses accommodation only used as overspill. Will continue in use.	All hard and soft FM services until ECH development is fully operational. Thereafter no services required.	N/A
Nightingale House	937	Vacant.	None	Hard FM only until ECH development is fully operational. Thereafter no services required.	Isolate and drain down mechanical services, secure building at ground floor level, leave fire alarm system operable and linked to central switchboard.

Building	Gross Area m ²	Service implications	Current & Future Usage	Interim Services Provision	Decommissioning Requirements
Main Nurses Home	5,296 INCLUDING SCHOOL	Own utilities Hard FM by PHT Cleaning under PHT contract Telephones from PHT Fire alarms via PHT	Nurses accommodation will continue in use.	All hard and soft FM services until ECH development is fully operational. Thereafter no services required.	N/A
School of Nursing	SEE ABOVE	All utilities from Main Nurses Home Hard FM by PHT Cleaning under PHT contract Telephones from PHT Fire alarms via PHT	The Homerton College could be relocated to allow redevelopment of whole site. Depends on future plans for nurse training and ability of HC to raise capital.	All hard and soft FM services until ECH development is fully operational. Thereafter no services required.	N/A
Little Gables		No service issues as all departments move to alternative accommodation	Mental health offices will be vacated when services transfer to Mental Health Unit	All hard and soft FM services until ECH development is fully operational. Thereafter no services required.	Isolate and drain down mechanical services, secure building at ground floor level, leave fire alarm system operable and linked to central switchboard.
Gables		No service issues as all departments move to new PFI buildings	Mental health unit will be vacated when services transfer to Mental Health Unit	All hard and soft FM services until Mental Health Unit is fully operational. Thereafter no services required.	Isolate and drain down mechanical services, secure building at ground floor level, leave fire alarm system operable and linked to central switchboard.
The Pines & Bungalow		No service issues as all departments move to alternative accommodation	Mental health offices and unit will be vacated when services transfer to Mental Health Unit	All hard and soft FM services until ECH development is fully operational. Thereafter no services required.	Isolate and drain down mechanical services, secure building at ground floor level, leave fire alarm system operable and linked to central switchboard.
Blocks 1 to 4		None as rolled into the PFI contract., but issue of ownership to be considered as managed by and majority of use is by PHT Telephones from PHT Fire alarms via PHT	Residential accommodation units will continue in use but could be relocated to allow redevelopment of the whole site	All hard and soft FM services until ECH development is fully operational. Thereafter no services required.	N/A
Holdich Street Flats		None as rolled into the PFI contract. Telephones from PHT Fire alarms via PHT	Residential accommodation units will continue in use.	All hard and soft FM services until ECH development is fully operational. Thereafter no services required.	N/A

Building	Gross Area m ²	Service implications	Current & Future Usage	Interim Services Provision	Decommissioning Requirements
60/62 Thorpe Road		Own utilities Hard FM by PHT Cleaning under PHT contract Telephones from PHT Fire alarms via PHT	On-call accommodation will not be required on opening of ECH.	All hard and soft FM services until ECH development is fully operational. Thereafter no services required.	N/A
13 Aldermans Drive		Own utilities Hard FM by PHT Cleaning under PHT contract Telephones from PHT Fire alarms via PHT	On-call accommodation will not be required on opening of ECH.	All hard and soft FM services until ECH development is fully operational. Thereafter no services required.	N/A
Cedars		None all services move to the ICC.	Mental health unit will be vacated on opening of the Integrated Care Centre.	All hard and soft FM services until ICC development is fully operational. Thereafter no services required.	Isolate and drain down mechanical services, secure building at ground floor level, leave fire alarm system operable and linked to central switchboard.

2. Buildings ECH Site

Table 25 – Reference Bid Requirements for Retained Buildings – ECH Site

Building	Gross Area m ²	Service implications	Current & Future Usage	Interim Services Requirements	Decommissioning Requirements
Macmillan Unit		No service issues as all departments move to new PFI buildings	Palliative care unit will be reused as a Crèche on opening of ECH.	All hard and soft FM services until ECH development is fully operational. Thereafter no services required.	N/A
Residences		Include in scope of FM contract with PFI provider.	Doctors' and nurses' accommodation will continue in use.	All hard and soft FM services.	N/A
Mortuary		To be constructed 2003/04. PM function will transfer from PDH and will be used as a public mortuary when open. Body store at PDH will continue in use until all services transfer to ECH	Will be incorporated into the PFI build	All hard and soft FM services.	N/A

Building	Gross Area m ²	Service implications	Current & Future Usage	Interim Services Requirements	Decommissioning Requirements
ECH	Approx 27,500	No service issues as all departments move to new PFI buildings or stay in existing location.	Will be incorporated into PFI build Lease with Cresset Catering to be determined after financial close.	All hard and soft FM services.	N/A
Day Surgery Unit		No service issues as all departments move to new PFI buildings or stay in existing location.	Will be incorporated into the PFI build	All hard and soft FM services.	N/A
Ambulance Station		Own utilities Hard FM by PHT Cleaning under PHT contract Telephones by PHT Fire alarms via PHT	Will continue in use.	Ambulance Service to decide if they will contract with Project Co for FM services. Not part of PFI contract.	N/A
Waste Transfer Station		None, part of PFI	Will continue in use but could be demolished depending on solution	All hard and soft FM services.	N/A

3. Buildings Other Sites

Table 26 – Reference Bid Requirements for Retained Buildings – Other Sites

Building	Gross Area m ²	Service implications	Current & Future Usage	Interim Services Requirements	Decommissioning Requirements
Stamford Hospital		Will remain as a separate hospital unit. SOC to be completed for a redevelopment project valued at £12m. Need to provide temporary management support from Project Co. for the estates staff in the interim. All other FM services can remain independent.	Community hospital will continue in use but with some changes stemming from the clinical strategy for the hospital.	N/A	N/A

Building	Gross Area m ²	Service implications	Current & Future Usage	Interim Services Requirements	Decommissioning Requirements
28 & 33 Grovelands, Peterborough		Estates only plus furniture, furnishings, linen, etc	Trust may sell this residential accommodation if not required.	Hard FM services only until ECH development is fully operational. Thereafter no services required. Other FM services at change over of tenant.	N/A
36 Atherstone Avenue, Peterborough		Estates only plus furniture, furnishings, linen, etc	Trust may sell this residential accommodation if not required.	Hard FM services only until ECH development is fully operational. Thereafter no services required. Other FM services at change over of tenant.	N/A
19 & 29 Kent Road, Peterborough		Estates only plus furniture, furnishings, linen, etc	Trust may sell this residential accommodation if not required.	Hard FM services only until ECH development is fully operational. Thereafter no services required. Other FM services at change over of tenant.	N/A
Dove House, Gloucester Centre		None, services transfer to new mental health unit. RoE may need to be applied to cleaning staff if dedicated contract personnel in place at time of transfer. Not the case at the moment.	This older people's mental health unit is located on the Gloucester centre site, which is to be vacated and sold.	N/A	Isolate and drain down mechanical services, secure building at ground floor level, leave fire alarm system operable and linked to central switchboard.
The Larches, Gloucester Centre		None, services transfer to new mental health unit. RoE may need to be applied to cleaning staff if dedicated contract personnel in place at time of transfer. Not the case at the moment	This learning disabilities unit is located on the Gloucester centre site, which is to be vacated and sold.	N/A	Isolate and drain down mechanical services, secure building at ground floor level, leave fire alarm system operable and linked to central switchboard.