

Appendix K

Usage matrix

PRIMARY CARE/COMMUNITY HEALTH PREMISES SCHEDULE OF STANDARDS AND MINIMUM DESIGN REQUIREMENTS

USAGE MATRIX

This brief represents NHS Property Services (NHSPS) design requirements for the development, or redevelopment, of Primary Care/Community Health Premises in England. It sets out broad project management principles; building, mechanical and electrical engineering parameters and guidance for project handover. It is intended to be used as a brief for projects let under any procurement route, be it traditional (using a design team led approach and then tendering to a contractor), ProCure22, or as part of a development agreement (whereby for example a developer has undertaken to provide a health facility as part of and within an overall development). This brief therefore sets out NHSPS's minimum requirements for such schemes, for either a design team to design to and/or a developer/contractor to deliver, with the ultimate responsibility for meeting such requirements being defined finally in any contractual arrangement.

Route to delivery	New build			Fit out of a developer provided shell			Refurbishment		
	How this document might be used	Other basic information to be provided by NHS Property Services	Other basic information to be developed by appointed NHS Property Services design team, Design and Build Contractor's design team, ProCure22 PSCP's design team or Developer's design team	How this document might be used	Other basic information to be provided by NHS Property Services	Other basic information to be developed by appointed NHS Property Services design team, Design and Build Contractor's design team, ProCure22 PSCP's design team or Developer's design team	How this document might be used	Other basic information to be provided by NHS Property Services	Other basic information to be developed by appointed NHS Property Services design team, Design and Build Contractor's design team, ProCure22 PSCP's design team or Developer's design team
Traditional (using a design team led approach and then tendering to a contractor to deliver it)	To be used as a brief for tendering design teams and then to set NHSPS minimum requirements for the design to be developed from that point	Schedule of accommodation required Any site and planning specific requirements and for example aspirations as to the facade and its appearance and the extent of external works Details of the boundaries of responsibilities for Groups 1, 2 and 3 equipment and information about any Group 2 or other supplied specialist medical equipment MRI, xray, dentistry and the like etc) to be installed and/or accommodated by the contractor (new or transferred) Details of any non health aspects of the project	All other information to be worked up by NHSPS and/or the appointed design team including drawings and detailed materials and workmanship specification The NHS Property Services appointed design team to work up to RIBA Stage 4b design information and then beyond as necessary to deliver the project	To be used as a brief for tendering design teams and then to set NHSPS minimum requirements for the design to be developed from that point	Schedule of accommodation required Details of the boundaries of responsibilities for Groups 1, 2 and 3 equipment and information about any Group 2 or other supplied specialist medical equipment MRI, xray, dentistry and the like etc) to be installed and/or accommodated by the contractor (new or transferred)	All other information to be worked up by NHSPS and/or the appointed design team including drawings and detailed materials and workmanship specification The NHS Property Services appointed design team to work up to RIBA Stage 4b design information and then beyond as necessary to deliver the project	To be used as a brief for tendering design teams and then to set NHSPS minimum requirements for the design to be developed from that point	Schedule of accommodation required Any site and planning specific requirements and for example aspirations as to the facade and its appearance (if applicable) and the extent of external works Details of the boundaries of responsibilities for Groups 1, 2 and 3 equipment and information about any Group 2 or other supplied specialist medical equipment MRI, xray, dentistry and the like etc) to be installed and/or accommodated by the contractor (new or transferred)	All other information to be worked up by NHSPS and/or the appointed design team including drawings and detailed materials and workmanship specification The NHS Property Services appointed design team to work up to RIBA Stage 4b design information and then beyond as necessary to deliver the project
Design and build (arriving at an initial design concept and then tendering to a contractor to complete the design and deliver it)	To be used as a brief for tendering design teams and then to set NHSPS minimum requirements for the design to be developed from that point	Schedule of accommodation required Any site and planning specific requirements and for example aspirations as to the facade and its appearance and the extent of external works Scheme design to RIBA Stage 3, or further if the project requires, worked up by the NHS Property Services appointed design team Details of the boundaries of responsibilities for Groups 1, 2 and 3 equipment and information about any Group 2 or other supplied specialist medical equipment MRI, xray, dentistry and the like etc) to be installed and/or accommodated by the contractor (new or transferred) Details of any non health aspects of the project	All other information to be worked up by NHSPS and/or the appointed design team and then the design and build contractor including drawings and detailed materials and workmanship specification The design and build contractor's design team to work up to RIBA Stage 4b design information and then beyond as necessary to deliver the project	To be used as a brief for tendering design teams and then to set NHSPS minimum requirements for the design to be developed from that point	Schedule of accommodation required Scheme design to RIBA Stage 3, or further if the project requires, worked up by the NHS Property Services appointed design team Details of the boundaries of responsibilities for Groups 1, 2 and 3 equipment and information about any Group 2 or other supplied specialist medical equipment MRI, xray, dentistry and the like etc) to be installed and/or accommodated by the contractor (new or transferred)	All other information to be worked up by NHSPS and/or the appointed design team and then the design and build contractor including drawings and detailed materials and workmanship specification The design and build contractor's design team to work up to RIBA Stage 4b design information and then beyond as necessary to deliver the project	To be used as a brief for tendering design teams and then to set NHSPS minimum requirements for the design to be developed from that point	Schedule of accommodation required Any site and planning specific requirements and for example aspirations as to the facade and its appearance (if applicable) and the extent of external works Scheme design to RIBA Stage 3, or further if the project requires, worked up by the NHS Property Services appointed design team Details of the boundaries of responsibilities for Groups 1, 2 and 3 equipment and information about any Group 2 or other supplied specialist medical equipment MRI, xray, dentistry and the like etc) to be installed and/or accommodated by the contractor (new or transferred)	All other information to be worked up by NHSPS and/or the appointed design team and then the design and build contractor including drawings and detailed materials and workmanship specification The design and build contractor's design team to work up to RIBA Stage 4b design information and then beyond as necessary to deliver the project
ProCure22	To be used as a brief for the ProCure22 selection process and then to set NHSPS minimum requirements for the design to be developed from that point	Schedule of accommodation required Any site and planning specific requirements and for example aspirations as to the facade and its appearance and the extent of external works Scheme design to RIBA Stage 2, or further if the project requires, worked up by the NHS Property Services appointed design team (unless the ProCure22 PSCP is appointed from the outset/SOC stage/ProCure22 Stage 1, in which case the design is worked up by the PSCP's design team) Details of the boundaries of responsibilities for Groups 1, 2 and 3 equipment and information about any Group 2 or other supplied specialist medical equipment MRI, xray, dentistry and the like etc) to be installed and/or accommodated by the contractor (new or transferred) Details of any non health aspects of the project	All other information to be worked up by NHSPS and/or the PSCP and their appointed design team including drawings and detailed materials and workmanship specification The PSCP's design team to work up to RIBA Stage 4b design information and then beyond as necessary to deliver the project	To be used as a brief for the ProCure22 selection process and then to set NHSPS minimum requirements for the design to be developed from that point	Schedule of accommodation required Scheme design to RIBA Stage 2, or further if the project requires, worked up by the NHS Property Services appointed design team (unless the ProCure22 PSCP is appointed from the outset/SOC stage/ProCure22 Stage 1, in which case the design is worked up by the PSCP's design team) Details of the boundaries of responsibilities for Groups 1, 2 and 3 equipment and information about any Group 2 or other supplied specialist medical equipment MRI, xray, dentistry and the like etc) to be installed and/or accommodated by the contractor (new or transferred)	All other information to be worked up by NHSPS and/or the PSCP and their appointed design team including drawings and detailed materials and workmanship specification The PSCP's design team to work up to RIBA Stage 4b design information and then beyond as necessary to deliver the project	To be used as a brief for the ProCure22 selection process and then to set NHSPS minimum requirements for the design to be developed from that point	Schedule of accommodation required Any site and planning specific requirements and for example aspirations as to the facade and its appearance and the extent of external works Scheme design to RIBA Stage 2, or further if the project requires, worked up by the NHS Property Services appointed design team (unless the ProCure22 PSCP is appointed from the outset/SOC stage/ProCure22 Stage 1, in which case the design is worked up by the PSCP's design team) Details of the boundaries of responsibilities for Groups 1, 2 and 3 equipment and information about any Group 2 or other supplied specialist medical equipment MRI, xray, dentistry and the like etc) to be installed and/or accommodated by the contractor (new or transferred)	All other information to be worked up by NHSPS and/or the PSCP and their appointed design team including drawings and detailed materials and workmanship specification The PSCP's design team to work up to RIBA Stage 4b design information and then beyond as necessary to deliver the project
Development agreement (whereby for example a developer has undertaken to provide a health facility as part of and within an overall development).	To be used as a brief for the developer setting out NHSPS minimum requirements for the design to be developed from that point See also Appendix H - Shell and Core requirements	Schedule of accommodation required Any site and planning specific requirements and for example the extent of external works Scheme design to RIBA Stage 2 or 3, or further if the project requires, worked up by the NHS Property Services appointed design team Details of the boundaries of responsibilities for Groups 1, 2 and 3 equipment and information about any Group 2 or other supplied specialist medical equipment MRI, xray, dentistry and the like etc) to be installed and/or accommodated by the contractor (new or transferred) Details of any non health aspects of the project	All other information to be worked up by NHSPS and/or the appointed developer and its design team including drawings and detailed materials and workmanship specification The developer's design team to work up to RIBA Stage 4b design information and then beyond as necessary to deliver the project	To be used as a brief for the developer setting out NHSPS minimum requirements for the design to be developed from that point See also Appendix H - Shell and Core requirements	Schedule of accommodation required Scheme design to RIBA Stage 2 or 3, or further if the project requires, worked up by the NHS Property Services appointed design team Details of the boundaries of responsibilities for Groups 1, 2 and 3 equipment and information about any Group 2 or other supplied specialist medical equipment MRI, xray, dentistry and the like etc) to be installed and/or accommodated by the contractor (new or transferred)	All other information to be worked up by NHSPS and/or the appointed developer and its design team including drawings and detailed materials and workmanship specification The developer's design team to work up to RIBA Stage 4b design information and then beyond as necessary to deliver the project	To be used as a brief for the developer setting out NHSPS minimum requirements for the design to be developed from that point See also Appendix H - Shell and Core requirements	Schedule of accommodation required Any site and planning specific requirements and for example the extent of external works Scheme design to RIBA Stage 2 or 3, or further if the project requires, worked up by the NHS Property Services appointed design team Details of the boundaries of responsibilities for Groups 1, 2 and 3 equipment and information about any Group 2 or other supplied specialist medical equipment MRI, xray, dentistry and the like etc) to be installed and/or accommodated by the contractor (new or transferred)	All other information to be worked up by NHSPS and/or the appointed developer and its design team including drawings and detailed materials and workmanship specification The developer's design team to work up to RIBA Stage 4b design information and then beyond as necessary to deliver the project