

Case Study

Starting a new build development, extending a Community Hospital to accommodate GP services

OAKFIELD SURGERY EXTENSION, NEWMARKET COMMUNITY HOSPITAL

Background

Site:

Newmarket Community Hospital – one storey extension of c.400 sq.m for GP with ancillary office space within existing Hospital building.

Investment (£)	1.5 million
Start date	September 2019
Completion date	April 2020
Number of storeys	1
Size	450 sq.m
Architect	Ingleton Wood
Construction	CPS Building Services Ltd
NHSPS lead	Paul Cross

Customers:

- West Suffolk Clinical Commissioning Group (CCG)
- Dr Rayner and Partners, Oakfield Surgery and Paul Brown, Suffolk Primary Care

NHSPS representatives:

- Paul Cross (Principal Portfolio Optimisation Manager)
- Sean Perry (Principal Construction Manager)
- The late Gerald Sparrow (Senior Property Manager)
- Ross Potter (Senior Facilities Services Manager)

The Challenge

In 2017, West Suffolk CCG were awarded £1.3m Sustainability & Transformation Plan (STP) capital to relocate the Oakfield Surgery in Newmarket, who's current location was to be sold for re-development, by March 2020.

NHS Property Services (NHSPS) had been involved prior to 2017 in developing options for a new site for the Surgery but ready-made, existing options were not available in the Newmarket area. To safeguard ongoing health provision to the Surgery's 7,000 patients, options focussed on developing an area of Newmarket Community Hospital, using the £1.3m capital to create a new GP surgery.

The Solution

NHSPS worked with the CCG to find relocation options suitable for the GP practice within underutilised areas of the Hospital. Alongside developing STP plans for a longer-term health and community hub on the Hospital site, in order to avoid limiting future uses of space within the main Hospital building, a plan was suggested in early 2018 by NHSPS to build a new extension to the Hospital for the GP surgery.

NHSPS teams then supported the architectural design and project delivery process, planning application (approved in January 2019), contractor tendering process (completed March 2019) and full business case submission (approved September 2019).

The Result

Within only a few short weeks of the full business case approval, CPS (the NHSPS appointed contractor) started work on the new extension. The contractors have started the footings and NHSPS funded infrastructure works and new parking areas started in August 2019 have been completed. The main build programme is due to complete in the spring of 2020.

The start of the new build coincided with the transfer of ownership of Newmarket Community Hospital to West Suffolk NHS Foundation Trust who will complete the build, however, NHSPS were instrumental in developing the project and getting the extension build started.

Customer Feedback

"NHSPS have been instrumental in ensuring the providers already at the hospital are part of early discussions around the potential for a health and well-being hub in the future, whilst at the same time keeping a clear focus on the priority for relocating Oakfield surgery to the hospital by Spring 2020."

Amanda Lyes

Director of Corporate Services and System Infrastructure for Ipswich & East Suffolk and West Suffolk CCG