

# Partnerships in Action

Delivering Impactful  
CDCs

CDC  
Case Studies

NHS England Net Zero  
Building Standard Published

News & Key Project  
Milestones

## Delivering impactful Community Diagnostic Centres

gbpartnerships has been supporting the NHS in planning and delivering some of the first CDC's that have opened across England. As recommended in the Richards Report, the new CDCs are transforming how patients access and receive care closer to home.

The report recommends the need for a new diagnostics model, where more facilities are created in free standing locations away from main hospital sites, including on the high street and in existing sites. This provides quicker and easier access to a range of tests on the same day, supporting earlier diagnosis, greater convenience to patients and the drive to reduce health inequalities.

With insight gleaned from CDC projects delivered in a range of settings from shopping centres to operational community health centres, gbp can help you navigate your CDC project from early planning stage through to successful delivery.

### gbp's 10 Steps to Planning a Successful CDC

#### Spatial and Site Appraisal: Long List to Short List:

- 1 Demand and Capacity:** Confirm services & requirements.
- 2 Schedule of Accommodation:** Define all rooms /spaces, quantify & calculate the Gross Internal Floor Area (GIFA).
- 3 Site Appraisal:** Score & rank options using gbp's evaluation matrix © which scores site options against a range of criteria.
- 4 Cost Estimate 1:** Cost scope based on zonal areas, GIFA, & assumed building services (lighting, heating, cooling & ventilation).
- 5 Sites Shortlist:** Select shorter list of options to be taken forward to more detailed appraisal.

#### Technical Feasibility: Short-list to Preferred Option:

- 6 Draft Layouts:** Develop internal & site layouts for each option; gain high level engineering input; & undertake user engagement.
- 7 Cost Estimate 2:** Cost based on measured drawings & an elemental build-up.
- 8 Options Review:** Present/report non-financial & financial strengths & weaknesses; & select the preferred option.
- 9 Develop Preferred Option:** Develop scheme designs; engage users; remeasure cost; confirm the scheme scope & cost.
- 10 Final Proposals Layouts & Cost:** Compile report comprising: SOA, layouts, functional & scope narratives, cost & programme.

If you'd like to find out more or speak to someone who can help, [get in touch](#), we'd be delighted to hear from you.

Read on for case studies about the impact that two CDC's in North London are having.



## Finchley Memorial Hospital CDC Case Study

*Click the image to watch CHP's short video.*

**Client:** Community Health Partnerships / North Central London Integrated Care System (ICS)  
**Host Partner:** Royal Free London NHS Financial Trust  
**LIFTCo:** North London Estate Partnerships  
**Timescales:** First established in July 2021, additional work carried out during 2022 & 2023  
**Services provided by gbp:** Strategic and technical feasibility through to supporting delivery on site.

Finchley Memorial Hospital was identified as a preferred location for the new CDC following a detailed analysis of local health (both access and outcomes), demand, current service backlog and system performance by partners from across the ICS. A key advantage of this property was its ability to deliver significant additional capacity, at pace and at an accessible location.

Construction works for the CDC have been managed whilst maintaining a busy health centre, with minimal impact on other services. The CDC has increased utilisation by at least 10% during the first year of operation. This has been achieved at a nil increase in rent paid by the NHS.

This ambitious project has rapidly grown from a single mobile CT scanner to a multi-modality site that currently offers CT, MRI, Ultrasound, Phlebotomy, Ophthalmology, Cardiology, Respiratory and Microvascular tests. The CDC is on target to have seen over 100,000 additional patients by end of March 2023.



### Nicola Theron, Director of Estates North Central London ICS:

"The establishment of the two CDCs in North London has supported acute trusts across NCL with their elective recovery and will help to support partners in managing future pressures by providing a flexible resource that can be used as needed.

Having a partnership across the ICS means novel patient pathways can be developed targeting longer term improvement in overall population health outcomes and in tandem with capacity management across the system.

A co-developed public-private-partnership solution enables NHS partners to focus on working up clinical models, linking with providers to manage patient pathways, working through IT, digital opportunities, and recruitment, with the private sector focus on managing the construction and delivery process, costs, and timetable risks."

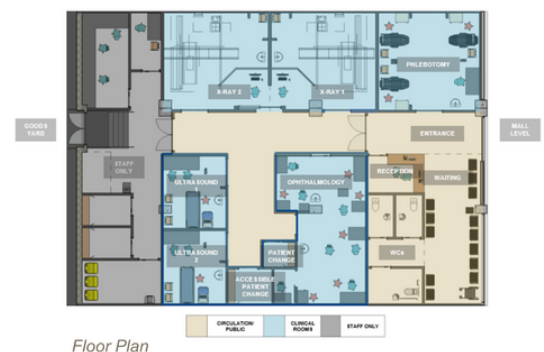
## Wood Green Shopping Mall CDC Case Study

**Client:** Capital & Regional / Whittington Health NHS Trust / North Central London ICS  
**Timescales:** Phase 1 delivered July 2022  
**Services provided by gbp:** Technical and design adviser.

The new CDC opened in Wood Green's 'The Mall' shopping centre in summer 2022. Phase 1 offers x-ray, ultrasound, ophthalmology and phlebotomy to local people in the heart of Haringey. Phase 2 adds MRI and CT scanning, and is planned to open in the latter part of 2023.

The project presented some big technical challenges: HTM compliant ventilation, low energy heating and cooling, getting the MRI machine into the building and replacing the floor slab beneath it as it is very heavy! Our technical advisory team worked closely with Whittington Health and the Capital & Regional design team to develop innovative solutions to overcome these challenges.

Providing additional diagnostic services in the community will speed up diagnosis and, if treatment is required, allow it to begin more quickly. Overall, this will save money for the system. Patients can be referred by their GP or from any local NHS provider. The success of CDCs therefore relies on a new patient pathway being fully activated across the local healthcare system. gbp's expert consultancy team can assist with mapping current and future state clinical referral pathways and advising on organisational and estate modifications to achieve improved take-up, throughput and outcomes.



# NHS England Net Zero Building Standard Published

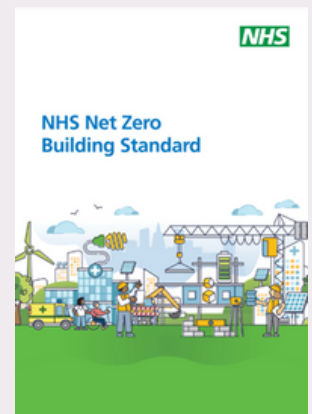
At 141 pages long with further supporting documents there's a lot to digest. Some of our initial takeaways include:

- Embodied carbon of building materials is in the scope of the Standard – it includes a “Whole Life Carbon Reporting Register” that needs to be used.
- Projects will need a ‘Net Zero Carbon Co-ordinator’ – this person within the design team will be responsible for compliance against the Standard’s process and technical requirements.
- The Standard identifies a need to apply different energy and embodied carbon allowances based on the technology type of a space (higher tech spaces gets higher energy/embodied carbon allowances).
- Carbon offsetting and off-site renewable energy production are out of the Standard’s scope – these will apparently be subject to an NHS England central strategy or Trust Green Plans.
- The Standard highlights the need to balance design measures that increase future flexibility with their carbon impact – e.g. designing floors to allow for greater potential future loads if its use is changed means more concrete, steel and therefore more embodied carbon.

**If you'd like to find out more or speak to someone who can help, get in touch, we'd be delighted to hear from you.**

**The NHS Net Zero Building Standard provides technical guidance to support the development of sustainable, resilient, and energy efficient buildings that meet the needs of patients now and in the future.**

The Standard will apply to all investments in new buildings and upgrades to existing facilities that are subject to HM Treasury business case approval process and are at pre-strategic outline business case approval stage from 1 October 2023 onwards.



## Working to deliver a sustainable future for all

**gbp is committed to ensuring a sustainable future through responsible business activities, both in the way we operate as a business, how we work with our supply chain and in our work supporting clients in achieving their Net Zero ambitions.**

As part of this commitment, we are actively working towards reducing our carbon emissions, achieving Net Zero by 2030. We are also leading the way through incorporating carbon reduction initiatives into our work with partners. With the teams' expert knowledge of BREEAM Excellent, Passivhaus and Net Zero Carbon designs informing the 'fossil fuel free', highly insulated designs for all current and future projects.

**Read more about our sustainability and social value commitments and work here:**

**[www.gbpartnerships.co.uk/sustainability](http://www.gbpartnerships.co.uk/sustainability)**

## Supporting young people today and building leaders for tomorrow

**1,384 young people from under-privileged backgrounds benefited from Sea Cadets, On The Water Programme that was held last summer in London, Liverpool and Birmingham.** Funding for the 2022 programme was provided by 13 corporates and charitable trusts, including gbp foundation and three of gbp's LIFTCos: North London Estate Partnerships, Barking Dagenham & Havering Community Ventures, Liverpool & Sefton Health Partnership. This funding meant that On the Water participants did not face any financial barrier to participation. *You can read more about the programme [here](#).*





# Round-up, news and key project milestones

- **The new Hythe & Dibden War Memorial Hospital opens its doors.**  
The new hospital, which opened at the end of last year, was recognised nationally as one of nine NHS Property Services legacy projects. gbp consult, commissioned through Hampshire Estates Partnership LIFTCo, were able to help unlock the project developing a comprehensive Full Business Case within tight timescales. gbp manage as project manager, then saw the scheme through to completion, seeking pragmatic solutions to move the project forward despite various challenges. *Click the image to read more.*
- **Ground-breaking at new Mossley Hill mental health facility.**  
gbp manage on behalf of Liverpool & Sefton Health Partnership LIFTCo, is overseeing the construction of the £54m facility. This important new development is gbp's highest value project to date and benefits from our established track record in successfully delivering purpose-built, inpatient mental health facilities. It is the third development gbp has been commissioned to deliver on behalf of Mersey Care. *Click the image to read more.*
- **Edenbridge Memorial Health Centre reaches final phase.**  
Edenbridge is one step closer to having a purpose-built health centre as the final bolt in the steel frame was tightened at a historic topping out ceremony. gbp develop is working with the Trust, Edenbridge Medical Practice and building contractors, Galliford Try, on this new health and wellbeing centre, which when completed, will include a range of sustainable features with no fossil fuels used to heat the building and photo voltaic panels producing renewable energy on site. *Click the image to read more.*
- **Award Finalists!** We're thrilled to announce to have been named as Property Developer of the Year finalist in the HealthInvestor Awards 2023 - recognises the hard work across our develop and manage businesses, bringing forward 12 projects with a total value of £165.6m during 2022. We are also immensely proud to be part of LIFTCo North London Estate Partnerships PPP team named as finalists in the PPP category for work delivering the Finchley Memorial Hospital CDC. *Click the image to read more.*
- **Award Winners!** We are delighted that Clock View Hospital in Liverpool has won the strongly contested Healthcare category at the inaugural Architecture Today Awards for buildings that have stood the test of time. The new generation of mental health hospital opened in February 2015 and was delivered by gbp, working on behalf of LIFTCo Liverpool and Sefton Health Partnerships. *Click the image to read more.*
- **Shortlist 'hat-trick' at the 2023 Partnership Awards!** We are delighted to have been shortlisted alongside our LIFTCo's West Sussex Estates Partnership and North London Estate Partnerships for three awards in this years' Partnerships Awards, recognition of strong partnership working across all areas of the gbp group. Worthing Integrated Care Centre, Finchley Memorial Hospital CDC and Edenbridge Memorial Health Centre are all in the running for an award at the ceremony in May. *Click the image to read more.*

