

Case Study:

Hythe and Dibden War Memorial Hospital



Client: NHS Property Services

Size (m2): 1794m2

Capex: £10m

Project status: Completed November 2022

Services provided: gbpartnerships manage: Project Management, Contract Advisor & Employers Agent.
gbpartnerships consult: Full Business Case.

The redevelopment of the Hythe and Dibden War Memorial Hospital was recognised nationally as one of nine NHS Property Services legacy projects and was a priority project for the local South West Hampshire Delivery System. The existing hospital comprised of two buildings: the old hospital and an adjoining medical centre.

The new hospital is a local 'Area Hub', supporting NHS Hampshire and Isle of Wight Integrated Care Board's 80,000+ population across South West Hampshire.

The new building provides a welcoming, inclusive, fit for purpose and high-quality facility, creating a positive experience for patients, visitors and the staff caring for them. An increased provision of care closer to home (including expanded diagnostic services and more dementia care) is reducing pressure on nearby acute hospitals, with more patients being safely supported in their local community setting or at home.



Our Impact:

- **Unlocking the project:** gbp consult, commissioned through Hampshire Estates Partnership, were able to help unlock the project, developing a comprehensive Full Business Case (FBC) within tight timescales.
- **Driving the project forward:** gbp's dedicated project management team worked hard to progress this important legacy scheme, seeking pragmatic solutions to move the project forward despite the challenges of operations, materials sourcing and cost inflation caused by COVID-19.
- **Preserving the historical nature of the site:** The continued 'memorial' status of the site is of great importance to the local community. gbp have worked with the design team and League of Friends to ensure the new designs incorporate the War Memorial and associated building history. The new building will be the third "Hythe and Dibden War Memorial Hospital" and a formal dedication service to reflect the building's status as a war memorial took place prior to its opening.
- **Delivering cost efficiencies:** The new hospital will be on a significantly smaller footprint, making it more cost efficient as well as releasing surplus land which will be sold to generate funds to reinvest into the NHS.



Sustainability and Social Value:

Supporting the delivery of a Greener NHS:

- The new hospital is built on a brownfield site and designed to the BREEAM energy efficiency and sustainability rating of 'Excellent'. Sustainability features include: LED lighting; energy efficient boilers; energy efficient electrical appliances; water efficient sanitary appliances; supply and extract heat recovery ventilation.
- A green roof was included, and photovoltaics will generate 24kW of energy.
- Staff changing facilities and showers support green travel options with cycle facilities for both staff and visitors.
- A green travel plan is in place alongside the infrastructure for charging facilities for Electric Vehicles.



Adam Shephard, Principal Construction Manager, NHS Property Services rated gbp as delivering an 'excellent service' for the project.

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Outputs produced by gbpartnerships consult:

- A comprehensive Full Business Case (FBC) that demonstrating the viability of a new community hospital, with car parking and landscaping, on the Hythe Hospital site.



Our Impact:

- The gbpartnerships' experienced Consultancy Team were able to quickly deliver to challenging timeframes, managing multiple stakeholders, whilst providing a high-quality Business Case to ensure the approval process ran as smoothly as possible.
- The expertise provided through the team enabled the Business Case to be created and approved, paving the way for construction to begin.
- Full approval of the Business Case by NHS Property Services, the CCG Board and NHS England, with a view to beginning construction.
- The West Hampshire CCG Board commended gbpartnerships on the quality of the Business Case and were delighted that this legacy scheme (12 years in the planning) finally reached the construction stage.

Bina Featherstone, NHS Property Services, Head of Evaluation and Analytics commented: *"gbp were very knowledgeable about the Business Case and really helped drive to complete it on time. My team at NHSPS and gbp worked very well together."*



Client Value:

Key benefits delivered by the project include:

- Delivery of a high quality and safe, clinical and patient friendly environment.
- Increased range of services and availability of treatments for the local community closer to home.
- Improved integration of primary, community and acute care.
- Rationalised use of land and buildings across the NHS Estate.
- Releasing surplus land for housing development, delivering a capital land sale receipt and much needed new local housing.



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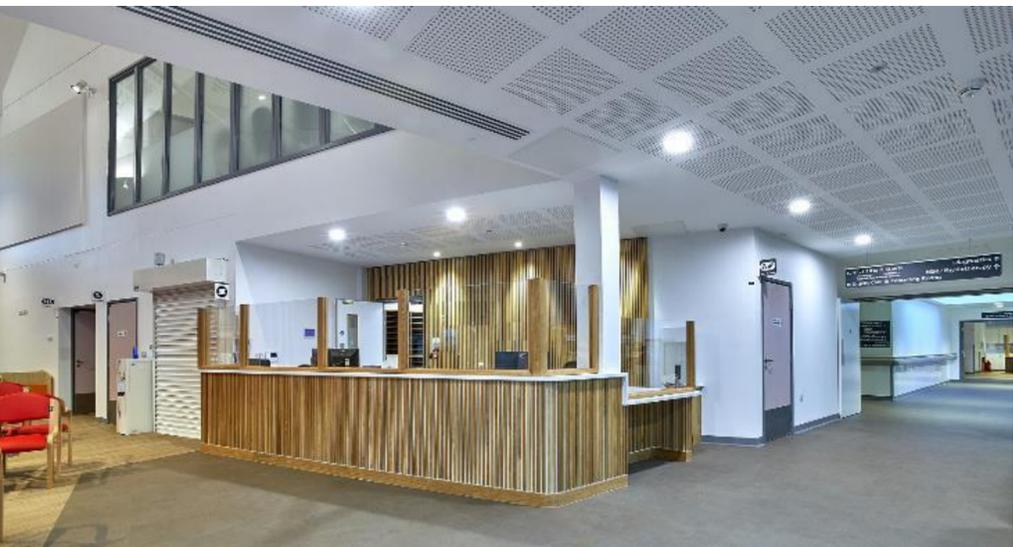
Progress video: July/August 2021



November 2021



November 2022





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If you'd like to find out more or arrange an informal chat about our work contact:

Hugh Robinson, Group Business Development Director

email: hugh.Robinson@gbpartnerships.co.uk

linkedin.com/in/hughrobingsongbpartnerships/