

Case Study:

Hythe and Dibden War Memorial Hospital



Client: NHS Property Services

Size (m2): 1794m2

Capex: £10m

Project status: Under construction, due to be completed Spring 2022

Services provided: gbpartnerships consult developed a Full Business Case. gbpartnerships manage are providing Project Management, Contract Advisor and Employers Agent services.

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

The new hospital will serve as a local 'Area Hub', supporting West Hampshire Clinical Commissioning Group and Isle of Wight Sustainability and Transformation Partnership's integrated care strategy for the 80,000+ population of South West Hampshire.

The new building will provide 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) will reduce pressure from nearby acute centres, with more patients being safely supported in their local community setting or at home.



Our Impact:

- **Driving the project forward:** The dedicated and tenacious gbpartnerships team have worked hard to progress this important legacy scheme, seeking pragmatic solutions to move the project forward during a time that was made difficult due to the COVID-19 pandemic.
- **Preserving the historical nature of the site:** The continued 'memorial' status of the site is of great importance to the local community. gb 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 plans are in place for a formal dedication service to reflect the building's status as a war memorial.
- **Supporting the delivery of a Greener NHS:** The new hospital will have a BREEAM energy efficiency and sustainability rating of 'Excellent'. A green roof will be installed, and photovoltaics will generate 24kW of energy. Staff changing facilities and showers will support green travel, with a green travel plan in place alongside electric charging facilities for Electric Vehicles.
- **Delivering cost efficiencies:** The new hospital will be on a significantly smaller footprint, making it more cost efficient as well as releasing surplus land and generating funds to reinvest into the NHS.



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.

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



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November 2021



Progress: July/August 2021

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gbpartnerships consult, commissioned through Hampshire LIFT, were able to help unlock the project, developing a comprehensive Full Business Case (FBC) within tight timescales.



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 runs as smoothly as possible.
- The expertise provided through the team enabled the Business Case to be pulled together 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.



West Elevation



North Elevation

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