

Leeds Teaching Hospitals NHS Trust

Building the Leeds Way Programme

Market Up-date/Briefing



We Are
Here



Hospitals of the Future



2019

Funding
Announcement –
HIP1

Develop
Resources Plan

Commence
Enabling Works

Planning
Committee
Approval –
Outline Planning



2020

Continue Enabling
Works

Implement
Resource Plan

Maternity &
Neonates
Consultation

CSU & Patient
Engagement

Hospital Design
Brief

Develop Change
Plans

SOC/OBC

Prep for
Procurement

Commence
Procurement



2021

Continue/
Complete
Enabling Works

Appoint Design
Team (*subject to
Procurement
Strategy*)

Develop the
Design

Implement
Change Plans

Continue Staff &
Patient
Engagement

Commence
Contractor
Procurement
(*subject to
Procurement
Strategy*)



2022

Create Temporary
LGI Entrance/
Temporary Signage

Relocate Main
Entrance/ External
Signage

Planning Consent

**Complete
the Deal**

Contractor
Mobilisation

Implement Change
Plans



2023

Commence
Construction of
New Healthcare
Buildings

Implement Change
Plans

*Open New
Pathology Lab &
Decant*

*[Commence
Repurposing of Old
Medical School]*



2024

Staff &
Patient
Engagement

- Wayfinding

- Colour
Schemes

Commence Phased
Selection &
Procurement of
Equipment

Commence Phased
Contractor
Commissioning

Implement Change
Plans



2025

Site Visits/ First
Look for
Staff

Formal Staff
Familiarisation

Contractor/ Trust
Commissioning

Completion of
Works

Implement Change
Plans



2026

Trust
Commissioning

Decant &
Transfer

Implement Change
Plans

Commence
Clinical Service
Operation

Demolition of
Surplus Estate

Commence
Construction
of Car Park

Hospitals of the Future

Progress Up-date Since April/May 2020

- Secured Outline Planning Consent/Decision Notice
- DHSC Investment Committee approval of Outline Business Case – 2 June 2020
- Completed market engagement and agreed key principles of Procurement Strategy
- Maternity/Neonates Public Consultation Report – target approval in July 2020
- Proceeding with Enabling Works (1) Tenders - targeting first demolition in early September 2020
- Progressing the finalisation of the Trust's Design Brief – to include Sustainability and Digital

Leeds Teaching Hospitals NHS Trust
Building the Leeds Way Programme

Hospitals of the Future

Outline Business Case



April 2019 (Up-dated June 2020)

NHS
The Leeds
Teaching Hospitals
NHS Trust



LTHT Design Brief (Digital Component)



1. Vision and Definition of digital hospital,
2. Understanding patient and staff needs, including personas, experience and technology touchpoints
3. Smart and sustainable buildings, data-driven asset management
4. Core technology requirements, including infrastructure, Information systems and Devices
5. Overall digital maturity and identification of potential partners, solutions and vendors

Hospitals of the Future Project

Overview of the Outline Procurement Strategy (Current Planning Assumption)

Design Team Procurement Principles

- **Separate Design & Contractor Procurements**
- Design competition for Lead Designer/Architect – Option for a RIBA Design Competition:
- Design Competition:
 - Concept designs; fees to develop the design; engagement; design approach/methodology
- Separate procurement for other key design team roles – M&E; Digital; Sustainability
- Framework appointments for other technical design team roles – Civils/Structures; Equipment; QS; Buildability; NEC PM
- Trust to retain existing Healthcare Planning consultants
- Form of Contract – NEC 4 Professional Services

Design Development

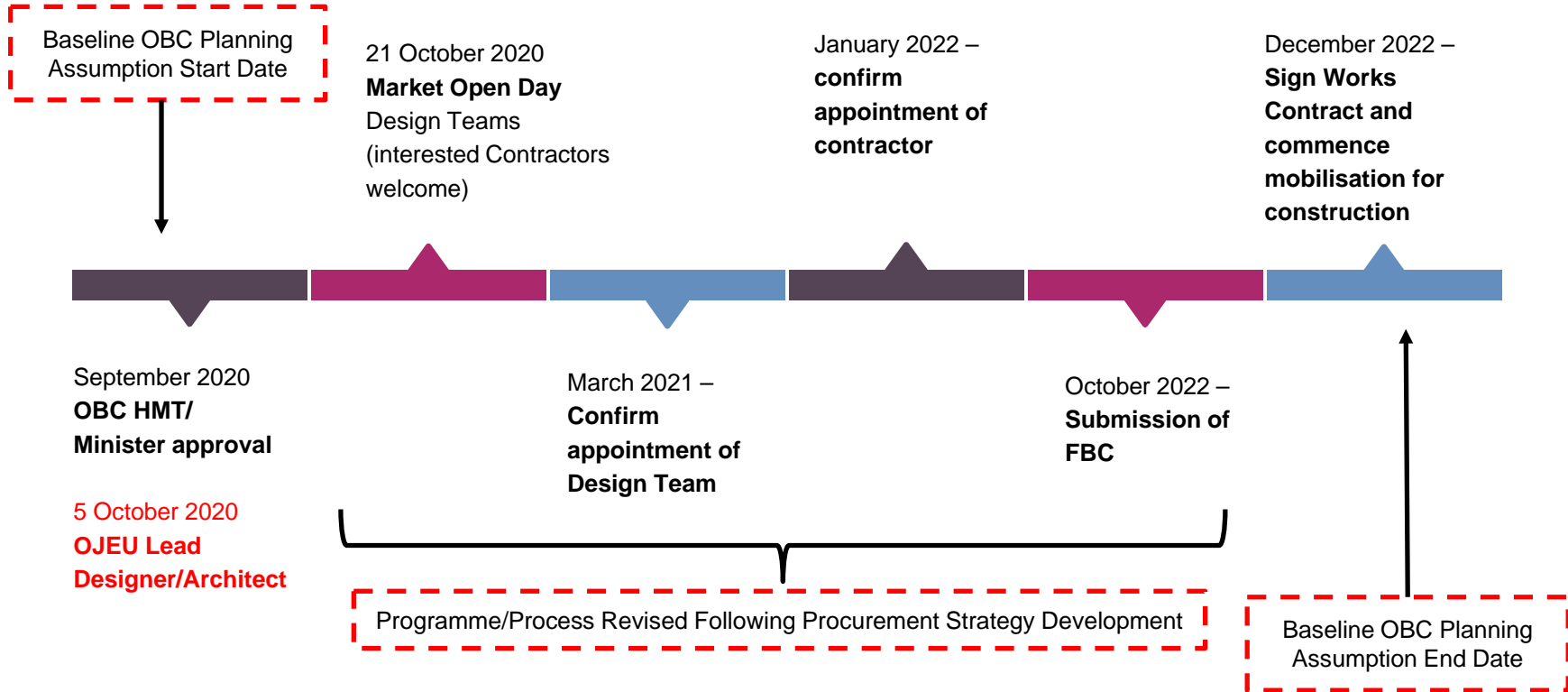
- Design Team develop design solution to RIBA 2+/3-
- Buildability Consultant appointed to consider design and different construction approaches to ensure:
 - design is not progressing in a way that would exclude contractors
 - construction/ buildability risk assessment
 - programming assessment

Contractor, GMP, FBC & Sign Contract

- Shortlist Contractors – experience and other key principles
- Selection based upon :
 - delivery methodology; fees; approach to risk and contingency; delivery approach/methodologies; programme; contract acceptance
- Appoint Contractor and novate design team
- **PCSA to develop RIBA 3 - 4 Design**
- Tendering Work Packages
- Guaranteed Maximum Price (“GMP”)
- FBC/ Sign Contract
- **Form of Contract – NEC 4 Option C / [Option A]**

OBC Outline Delivery Programme

Current Baseline Planning Assumptions



Early Delivery Key Principles

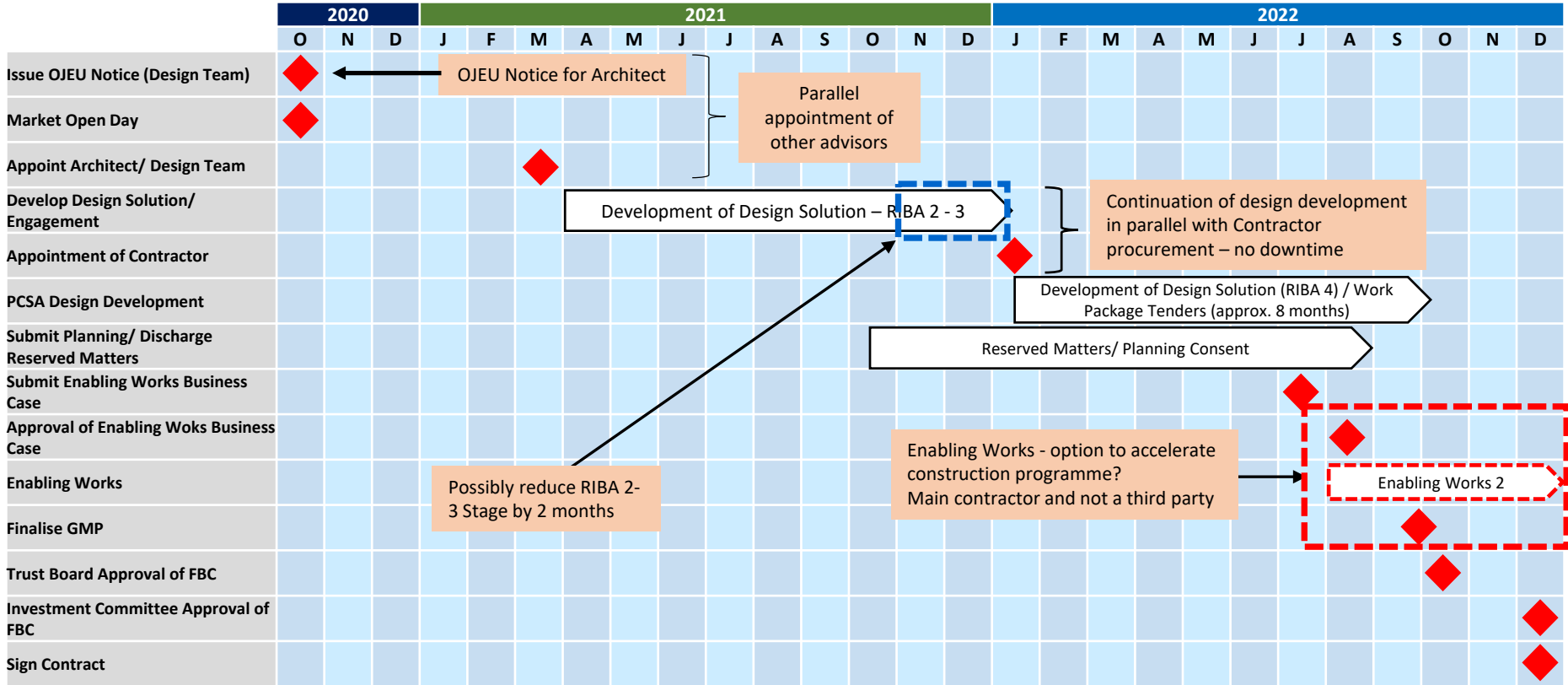
Planning Assumptions

- **The Trust is continuing to identify options for how and where its Programme can be accelerated.**

Options are being considered, but which maintain:

- Require a sufficient design period and “protected design time” – should not be reduced where there is a risk of impacting quality
- The Trust is continuing to require design innovation and challenge
- Requirement for a sufficient balance of delivery risk
- Assumes a c. 3 year construction programme, but remains to be confirmed
- Principle of an NEC (Option A/C) Contractor remains the preferred approach

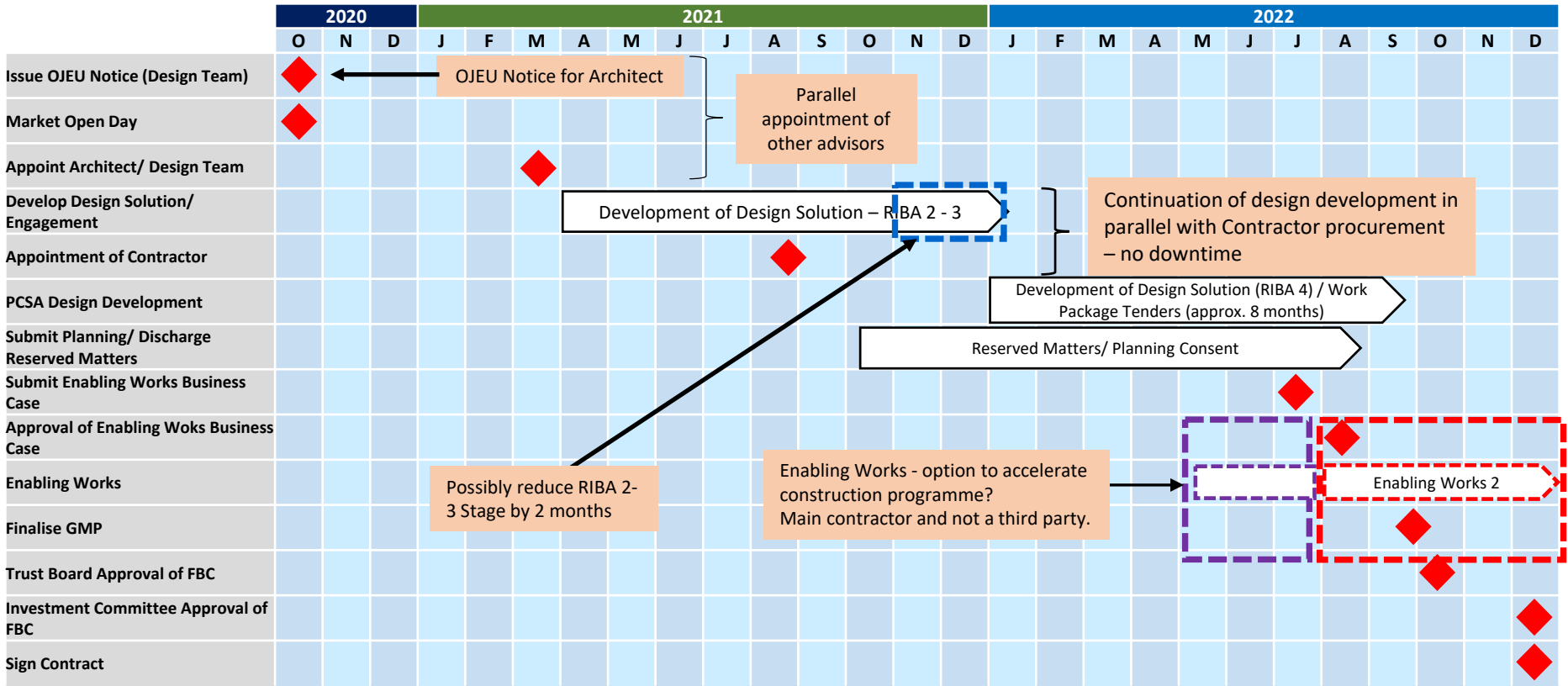
HIP 1 Hoff Project – Option 1 Indicative Procurement Programme



Potential acceleration of Programme by c. 4-6 months.

----- Option 1 Acceleration

HIP 1 Hoff Project – Option 2 Indicative Procurement Programme



Potential acceleration by c. 4-6 months + c. 2 months (total 8 months)

----- Option 1 Acceleration
 ----- Option 2 Acceleration