

insight

The newsletter of Apollo Medical Partners

Issue 2: Spring 2003

STOP PRESS



Healthcare in Barnsley given a LIFT

Apollo, as a member of joint venture Community Solutions for Primary Care, has been selected as preferred partner for the LIFT (Local Improvement Finance Trust) programme in Barnsley. Barnsley Primary Care Trust, Barnsley Metropolitan Borough Council and Partnerships for Health will also be involved in the pioneering venture.

Three new Primary Care centres costing £10m will be built in Barnsley within the next 14 months. In a major reorganisation of primary care in the area, three new GP surgeries will be built at Worsbrough, Thurnscoe, and Goldthorpe (pictured). The facilities may include outpatient services such as cardiology, physiotherapy and ENT – a major advance for Primary Care. Bluestone, Community Solutions' construction partner, will be building the new centres.

Nigel Bennett, project director of Community Solutions for Primary Care, said: "We are delighted to have been chosen as preferred partner for improving primary health and social care facilities in Barnsley. We are committed to providing the communities with extensive and modern healthcare services tailored to meet the unique needs of local people in these areas for the next 20 years."

Additional capacity provided in Eastbourne

Regular users are impressed with the quality of environment and design

The first of a new breed of Apollo Centres for Health has opened its doors for business in Eastbourne. The £1.2m pioneering healthcare centre opened in September and already it is proving to be popular with its clientele.

Graham Willoughby, local practice manager, said that the response has been extremely positive.

"Regular users are impressed with the quality of environment and design," he said.

A wide range of practitioners are taking up residence in the spacious and innovative premises, offering regular sessions in services that include physiotherapy, osteopathy, child psychology, paediatrics, chiropody, gynaecology and reflexology. All rooms are available for sessional use at an "all-in" rate.

A 'pain clinic' has moved sessions from the local hospital into the centre.

The centre has also housed medical education meetings for local GPs. One was held recently at which cardiologists from St Thomas' Hospital in London addressed 35 GPs on coronary heart disease.

The most recent arrival is Scrivens, the Midlands-based



The Apollo Centre for Health at Eastbourne

optical and hearing care retailer. It is offering free hearing tests in the centre on a weekly basis.

The centre also boasts its own customised software support system specifically designed to co-ordinate room bookings and patient appointments with an invoicing system. This links in with Magistral, which is an established patient record system. This enables the centre to be run very

All rooms are available for sessional occupancy at an "all-in" rate

efficiently by its staff, and allows doctors and other medical specialists to track the progress of their patients.

The Eastbourne project is seen as a template for a new, patient-centred, self-care approach to healthcare that can be applied in similar centres all over the country. Graham is confident that the concept is a winner, but recognises that it may take a bit longer than first thought for such an innovative idea to reach its full potential.

There are other ways a health centre can benefit the local community. For example, at

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Combining old and new: an aerial view of the Priory at Wells



New lease of life at Wells

Somerset's health services were recently given a boost following the finalisation of plans to construct a new health campus in Wells, providing the City with one of the largest integrated primary healthcare facilities in the UK.

Regional construction company Bluestone plc has been commissioned by Apollo Capital Projects to work on the site. Work was under way by the end of January on a contract valued at £5.7m.

The Priory building, listed Grade II, was originally a workhouse which opened in 1837 and operated for nearly a century. Part of it was used as a refuge for tramps who had to endure considerable hardship in a rock-breaking yard to earn a meal and a bed. After it closed in 1933 it became a hospital until the late 1980s.

This new project will combine the restoration and refurbishment of the old Priory Hospital with the construction of a major new primary care unit for two GP practices – the Wells City Practice and the Wells Health Centre Practice.

The new centre will provide a

wide range of healthcare facilities for the West Somerset community including a dental assessment centre, ambulatory and nursing care, physiotherapy, a pharmacy, an outpatients clinic, an extension to Somerset Partnership's services and new headquarters in the old Priory Hospital building for Mendip Primary Care Trust.

John Brannam, area director at Bluestone, said: "Bluestone is very excited about working on this project. Special care is required when working on a site still in partial use, such as is the case here, and it is a reflection of Bluestone's track record of working sensitively in such situations that it has been chosen to construct this project."

Clive Eminson, chief executive of investor Apollo Capital Projects, said: "Apollo is delighted to be working in partnership with the two GP practices, Somerset Partnership and Mendip PCT. This important and prestigious project is the result of three years' intensive input by this team and will provide high quality modern healthcare for the local community."



A ground floor plan of the new building which will accommodate Wells City Practice and Wells Health Centre Practice

£5m project meets r

WEST BYFLEET

Practices:

Dr Cummins & Partners
Dr Lawrence & Partners
Dr Shepherd & Partners

Trust: Woking Area Primary Care Trust
Architects: Sprunt
Contractor: Galliford Try plc.

A NEW £5m Apollo development incorporating three GP practices and additional space for a Primary Care Trust (PCT) at West Byfleet in Surrey is on target for completion in July this year.

David Burton, Apollo's chief operating officer, explained that the project involved looking after the specific needs of four separate clients who will all be occupying the 3,000 sq m, three-storey building.

He said: "This project demonstrates Apollo's capacity to look after the best interests of multiple tenants in one building. It has not been the easiest of sites to manage and



This project demonstrates Apollo's capacity to look after the best interests of multiple tenants in one building

we have encountered a difficult planning situation but, nevertheless, we remain on schedule."

Health expansion reaps rewards

The practice manager of a new GPs' surgery at Ampthill, in Bedfordshire, has praised the high level of help and guidance provided by Apollo throughout the development project.

Pratibha Hillyer-Thake, who has been with the Dr Aylward and Partners Practice for the past 13 years, said: "Apollo has been very helpful right from day one. We are doctors and administrators, not builders, so their expertise has been extremely valuable."

Mrs Hillyer-Thake explained that the new building was

completed early, despite initial problems with the foundations, and the practice took up residence last August.

The new premises have allowed the GPs' practice to expand, providing dedicated space for counselling services on topics such as alcohol abuse, stopping smoking programmes and psychiatric guidance.

A self-contained new two-storey ambulance station, also developed by Apollo, is attached to the surgery and this opened in November.

There is also a dispensary which, says Mrs Hillyer-Thake,

needs of four clients



The three GP practices have a total of 13 doctors who have all been found temporary accommodation while work is in progress.

The site, which is next to a Waitrose supermarket in the town centre, originally housed a 1960s-built health centre in which all the tenants of the new building were previously based.

The original idea had been to find a new, bigger site but,

despite an extensive five-year search, nowhere suitable could be found. It was decided, therefore, to remain on the same site, demolish the health centre and build new premises.

When the new premises are complete, the three GP practices will have their own separate waiting areas, all on the same floor, and the PCT will use the building as a base for district nursing.



Dr Carol Freeman (left) and Pratibha Hillyer-Thake with architect William Assheton of GSS outside the new surgery

is working extremely well. "Our staff had a lot of input and they knew what they wanted – or more importantly perhaps, what they didn't want – and it has worked very well for us," she said.

But it was not just in the logistics of building that Apollo was able to help. Mrs Hillyer-Thake also paid tribute to the

guidance provided in other non-building matters, such as in dealing with rent review forms, special insurance arrangements, maintenance contracts and local authority procedures.

"We have been fortunate to have Apollo on hand and they have always been very helpful in steering us in the right direction."

Track your projects day by day

Apollo is always trying to do things better. By learning from and co-ordinating the experiences of our project delivery teams around the country, we aim to deliver new projects with constantly increasing value – in terms of quality, level of specification, speed, efficiency and enjoyment – for all our stakeholders.

The Apollo Centre for Excellence (ACE) is an initiative that unites our 27 partner organisations around the UK, with the intention of solving problems, reporting, exchanging views and benchmarking performance to continuously raise standards of technical excellence.

At its core is a web-based portal which provides partners with an easily accessible means of sharing information 24 hours a day

At its core is a web-based portal which provides partners with an easily accessible means of sharing information 24 hours a day – regardless of geographical location. After logging in, partners are first greeted with a display showing discussion forum requests for information. They also have immediate access to running costs and whole life cost information, programme and process guidance showing who should be doing what and when, and a direct link into a library of reference data. The system brings together project specific information, documents and a system of key performance indicators which allows each project team to compare its own performance with the norm.

ACE is now up and running. The next stage in development is to provide connectivity for our health clients so that they can receive 'real time' information on the progress of their projects.

Website goes live



The Apollo website is now live at www.apollomedical.co.uk. As well as providing information about our team, properties and group services, it has links to the Apollo Centre for Excellence (ACE) e.portal which is being developed in parallel. Please browse the sites and let us know what you think – further pages, features and images will be added over the next few months.

What it really costs to run your building

By John Dryburgh
of Apollo in Scotland

Energy efficiency in primary care buildings is important. GPs are reimbursed energy costs based on practice not premises size. A move to larger buildings can lead to additional costs if energy consumption is not carefully managed. Environmentally, reducing the burning of fossil fuels brings benefits to us all in the long run.

It is therefore very important for practitioners to have energy costs minimised and considerable time and resources have been devoted to this issue by Apollo Capital Projects. A three-phase strategy has been formulated:

- to analyse the energy efficiency of 30-plus properties Apollo has access to,
- the Building Research Establishment has been appointed to draw up a 'hit list' of energy saving measures,
- to promote best practice and innovation UK wide through the Apollo Centre for Excellence Web Portal.

Apollo has identified a number of key areas targeting energy efficiency, which will be incorporated in most larger schemes. They are:

- modulating condensing boilers,
- high efficiency heating pumps,
- incorporating natural ventilation where possible, thus avoiding unnecessary energy consumption and maintenance,
- to use stack ventilation systems, if appropriate to mitigate summer heat gains,
- energy efficient light sources,
- presence detection lighting



John Dryburgh on site at Mountcastle in Scotland

Putting theory into practice

Apollo Capital Projects is already incorporating findings from its research into new projects. Its scheme at the Mountcastle Primary Care Centre in Edinburgh will benefit from the installation of condensing boilers which will provide an energy saving of 10-15% of the heating costs associated with standard boilers.

Additionally, the scheme will include a sophisticated building management system

controls within circulation and public spaces,

- active management of the incoming electricity supply to maximise efficiency.

This raft of energy efficiency measures being incorporated in all larger schemes will result in

linked to the Primary Care Trust facilities managers.

This will allow the remote monitoring of various building systems performance characteristics such as boiler efficiency and hot and cold water temperatures.

In terms of aesthetics and ease of access to these systems, a decision was taken early on to incorporate a service duct around the perimeter of the building.

utility cost savings up to 30%, compared to schemes completed in the past few years.

Apollo hopes, through measures such as these, to make a real financial impact for users of its buildings and to play a part in protecting the environment.

From Page One

Eastbourne an agreement has just been reached with the Primary Care Trust to accommodate a GP in the new building.

The move follows protests from residents over the lack of GP provision in the harbour area

where 3,000 new homes have been built with 2,000 more to follow.

The nearest GP practices are so full they cannot take on more patients, so a doctor will now be based at the Apollo centre until a new surgery is built.

Degree target

Profile

Stuart Clark, Apollo's assistant portfolio manager, is studying Property and Surveying at Anglia Polytechnic University in Chelmsford. This is an HND part-time course which Stuart attends one day per week.

He is aiming to achieve high enough grades after two years to enable him to transfer to a degree course. This will allow him to specialise in a particular area of his subject. His ultimate goal is to become a fully fledged surveyor in five years' time.

Apollo is delighted to be supporting Stuart in his return to academia.



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