

insight

The newsletter of Apollo Medical Partners

Issue 4: Summer 2004



STOP PRESS

LIFT news

A new mental health unit will be created in Gosport as soon as financial close is reached on East Hampshire, Fareham & Gosport LIFT this summer. The unit will be one of the first projects to be undertaken by Community Solutions for Primary Care (CSPC).

Two new surgeries are also due to be built, one in Gosport and another for five GPs in Liss.

With the departure of the Navy from Gosport, there are areas of redundant service housing that require regeneration and redevelopment.

To all aspiring cricketers!

Imagine relaxing in a chair on a sunny summer afternoon, sipping Pimms, the distant sound of leather on willow... yes, it's cricket...

A date for the diary: on Wednesday, 4th August Mark Jackson is arranging a cricket match between Apollo and Bluestone/Morgan Sindall.

Accordingly, the presence of able-bodied Apollo men and women is a prerequisite, either to play or cheer and hopefully win!

The venue is Odiham cricket ground in Hampshire. Book early with Mark to reserve your place in the team.

New Cheetham Hill premises fit the bill

Apollo's first inner-city development partnership project completed

CHEETHAM HILL

Practice: Collegiate Medical Centre
Architect: PRP
Contractor: Bluestone
Project manager: SH Projects

The new Collegiate Medical Centre at Cheetham Hill in Manchester, which opened last autumn, is Apollo's first inner-city development partnership. Serving an ethnically diverse population in a relatively deprived area just two miles from the city centre, the project was completed in advance of local authority regeneration initiatives and outside LIFT.

In her address at the official opening on 17th October, Senior Partner Dr Avril Mattison said:



Founding partners Dr Robert Hodes and Dr Gerrie Caplan at the opening ceremony of the Collegiate Medical Centre

"We are at a point of great change in General Practice, with a new contract and changes in old methods of working. My partners and I see this as a positive challenge and look forward to offering a 21st Century service to all our patients."

The GMS contract entitles GP practices to Achievement and Aspiration Payments, awarded according to the number of points they score for depth of quality in particular areas and breadth of

achievement across the framework. With 'state-of-the-art' facilities and some 1,031 sq m of floor space, Dr Mattison says the new premises "fit the bill", providing patients with an improved and expanded service as prescribed by the terms of the contract.

GPs also benefit from the opportunity to pursue special interests.

The extra space has also

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Cheetham Hill premises fit the bill

From front page

allowed for improvements in the important field of in-house professional development and GP training. Rather than having to share accommodation in cramped conditions, registrars now enjoy their own rooms and all staff benefit from a useful library resource area and tutorial/conference room.

In addition to eight GP consulting rooms, space is also provided for midwives, health visitors and community nurses and the two practice nurses.

Patients also have access to other practitioners on site, including visiting counsellors (general and alcohol abuse specialists) physiotherapists, CBT psychologists and a chiropractor, as well as a pharmacy.

The design of the building pays particular attention to environmental issues, energy efficiency and security concerns, and has achieved a Secured by Design Award from the Greater Manchester Police.

During the design process, the Community Health Council was consulted and patients were encouraged to comment, to view the plans that were displayed in the old building and to keep abreast of rapid construction progress. This level of patient input and interest has been rewarded with extremely positive feedback. "It is very gratifying when people come in full of admiration and taking pride in their practice," says Dr Mattison.



Kingskerswell and Ipplepen Medical Practice as it will be, and as it is today (below)

Prescription for crisp modern design at Kingskerswell

It is definitely a case of out with the old and in with the new for the PMS Practice at Kingskerswell in Devon.

For many years the Kingskerswell and Ipplepen Medical Practice has endured the shortcomings of operating from a 1960s flat-roofed, dated and inefficient building.

The five-GP practice wanted the kind of premises which would reflect their own integrated approach to healthcare in the community.

A model of care which focuses on delivering "patient centred primary care" has been pioneered by the practice and community staff.

Apollo was selected as preferred development partner and extensive discussions ensued between all parties to decide on a scheme which would answer the requirements of the practice and Teignbridge PCT.



It also transpired that the planning authority was keen to raise the quality of design locally with something modern.

This gave the architects an opportunity to be more adventurous with their design whilst ensuring the economics of building and running costs remained affordable. The design integrates local stone externally to support a stunning gull wing roof. With views stretching as far as Dartmoor, the new building

will have considerable architectural impact from its hilltop position.

Upon completion, the new premises will provide 1,000 sq m of accommodation for consultation, treatment, minor operations, phlebotomy, speech therapy, self-testing, training, meetings and health promotion facilities.

On the ground floor, 50 sq m has been set aside for the Manor Pharmacy.

Apollo touches down in Hampshire

Apollo's newest recruit is Mark Jackson who joined in February this year.

His varied career has included a five-and-a-half year short service commission in the Royal Engineers at Sandhurst, which was followed by Reading University where he studied chartered surveying, and 12 years at Lambert Smith Hampton. A year in Switzerland contributed

to the fun of working for Vodafone as a development surveyor.

Mark has joined Apollo as a development surveyor working in the south. His main task initially will be working on East Hampshire, Fareham & Gosport LIFT, which is due for financial close this summer.

Mark is also involved with third-party developments.

'Give us a lift mate!'

A personal view from the architect, Stephen Calvert of Pearce Bottomley

Imagine the excitement on being asked to be part of the bid for Barnsley LIFT – a whole new world ahead yet only 12 weeks to sort it out.

The real excitement was to come as the brief became clearer and we started to look at the emerging concept for the primary care centres where Community Information Services (CIS) forms the first point of



On site at Goldthorpe: Stephen Calvert and Gary Naylor of Bluestone

contact for patients, sharing of space was the norm and 'yes' was the answer.

That was almost two years ago. The new centres at Goldthorpe, Thurnscoe and Worsborough are all now taking real shape.

It has not been easy but we have all learnt and learning is the crux of LIFT.

The development process can still be difficult and a key factor in continuing to improve efficiency is to recognise that a robust brief is crucial. We are all beginning to understand more of each others needs, thus avoiding redesigning, re-costing and resubmitting and more importantly, providing an improved product and delivering new centres for primary care.

This has not been a baptism of fire, more a progression in the way we have worked with the whole Apollo team – in this case a bigger team. The partnering arrangement between Apollo, the design team and Bluestone began in the days of The Friary, Richmond, and through many projects has continued to develop.

21st Century cure for historic Hessele

HESSLE

Practice: Dr Robertson & Partners
Trust: East Yorkshire Primary Care Trust
Architect: Pearce Bottomley
Project Manager: Baillie Knowles Partnership
Contractor: Bluestone

An historic site in Hessele near Hull is set to be transported into the 21st Century with the creation of a brand new health centre.

Hessele, a small town on the southwestern outskirts of Hull overlooking the Humber estuary, was home to the Hospital of St James in the 12th Century. During the Middle Ages Hessele became an important ecclesiastical centre and by the 19th Century had expanded to form a small town to the west of Hull. The two houses that occupied the site in the mid-20th Century were demolished, making way for the present Health Centre, built in 1969.

The existing building is now outdated, inflexible, unsuited to modern primary healthcare and incurs high running costs. Located on the edge of the town



This perspective shows the front elevation of the proposed new premises for Dr Robertson & Partners

centre, a supermarket, car park and social services offices are its neighbours.

The new 2,500 sq m building will be constructed around the existing health centre, thus avoiding the need for temporary relocation for the practice. The eventual demolition of the health centre will provide car parking for 75 vehicles.

Apollo was selected by open competition as developer for the project.

Dr Robertson & Partners, a six-GP practice with a patient list of 13,000, receives visits from

400 people daily. The practice will take up residence in the new building with the East Yorkshire Primary Care Trust who will offer services ranging from district nursing, school nursing and midwifery to speech therapy, dietetic clinic and family planning. A suite of rooms for minor operations will be shared between the practice and the PCT. There is also potential to re-house the existing dental practice on the second floor.

Dr Laurent Baré, who has been representing the practice on the project board, says: "The

whole development process has been made very easy with the help of the Apollo team. From day one there has always been a familiar face offering sensible advice and good ideas when considering our aspirations for this building and how to deliver it. The Apollo team has helped us smoothly through the process and we are all now looking forward to the building process and the eventual pleasure of working in our new building."

It is anticipated that work on site will commence this summer, with completion due in 2005.



What's on in Scotland

The Apollo office in Scotland – trading as PMP Plus – under the leadership of Johnny Dryburgh, has been extremely busy during the last few months with both completions and new development work. Here is a look at some of the PMP Plus schemes in Scotland.



Mountcastle: two practices and the NHS Trust took up residence in February

Mountcastle: Two practices and the NHS Trust took up residence in a brand new 2,400 sq m building in February. In our next issue we will have a full report on this exciting new development.

Westhill, Aberdeen: Following a seven-year struggle, the Skene Medical Group Practice can look forward to the prospect of working from a two-storey premises on the edge of Arnhall Business Park in Westhill. Construction of the new 2,400 sq m building started in June this year and occupiers, in addition to the practice, will include the PCT, pharmacy and dentist.

Fort William: PMP Plus was appointed as developer last December for a 3,500 sq m scheme for three GP practices to be sited just outside town at Blar Mhor. Architects Young & Gault have designed a building which will take advantage of spectacular views of Ben Nevis in both directions through the Great Glen and



Westhill, Aberdeen: construction started in June

down Loch Linnhe. The emphasis for this development is on the provision of wide-ranging services to the community in a one-stop shop setting.

Alexandria: This scheme of 4,700 sq m is thought to be among the largest Primary Care proposals in Scotland. With full Scottish Executive approval, the scheme has now progressed to a planned site start early in 2005. The building will provide accommodation for four practices with integrated care suite, including dentistry.

Stuart makes the grade

Stuart Clarke, Apollo's Assistant Portfolio Manager, is currently nearing the end of his HND in Property & Surveying having gained the necessary grades to transfer on to a degree course.

Stuart, who studies part-time at Anglia Polytechnic University, will transfer to the Royal Institution of Chartered Surveyors' accredited BSc (Hons) in Real Estate Management, which is due to start in October. His overall aim is to become a chartered member of the RICS, which he hopes to achieve by 2008.

Commenting on his first two years at APU, Stuart has this to say: "I have enjoyed the course to date, in particular the new skills and knowledge gained which have helped me on a day-to-day basis. Combining part-time study with my work at Apollo has been challenging. However, it's a great opportunity for me and one which I have relished". We wish to congratulate Stuart on his success... well done!

In the fast lane



David Coulthard and Dr Annette Cummin unveil the plaque at the opening ceremony of West Byfleet Health Centre

David Coulthard, the British Formula 1 racing driver, took time off from the track to officially open the new Health Centre at West Byfleet on Monday, 8th December last year.

Three medical practices and the Woking Primary Care Trust share the new 3,000 sq m building.

The challenges facing Apollo with this scheme included the requirement to provide car parking for 69 vehicles beneath the three-storey building, despite having only 0.6 of an acre on

which to build a health centre serving 17 GPs and the PCT. Apollo also provided alternative accommodation for the three practices and PCT during construction by fitting out a former supermarket as a temporary surgery.

All three practices share a first floor reception area and a minor injuries suite. The ground floor is occupied by a pharmacy and the PCT, which provides a clinical facility with treatment rooms, audiology/speech therapy, health education and chiropody rooms.



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