



CASE STUDY

## North Middlesex Hospital Expand Capacity

Following a surge in demand for hospital services during the Covid-19 pandemic, combined with the peak winter period, North Middlesex University Hospital NHS Trust needed to rapidly expand ward capacity to re-start elective care services.

The Trust appointed Premier Modular via the NHS Shared Business Services (NHS SBS) Modular Buildings Framework Agreement to install a bespoke 20-bed ward building to be in use for around 18 months.



**The Premier team understood the urgency of this project and worked hard and fast to make it happen.”**

**Chris Kelly**  
**Estates Development Manager**  
**North Middlesex University Hospital NHS Trust**

## THE CHALLENGE

North Middlesex University Hospital NHS Trust needed to increase capacity to meet hospital demand. Design choices had to be made in the context of budget, programme, and the incredibly fast changing healthcare environment.

The building had to be designed in compliance with rapidly evolving guidance for infection control in the midst of the Covid-19 pandemic.

The project needed to be delivered during a lockdown in the second wave of the Covid-19 pandemic and so involved stringent social distancing in the factory and on site. It also involved regular Covid testing for the site teams.





## THE SOLUTION

Premier Modular was appointed to design, manufacture, and install a bespoke ward building to be in use for around 18 months. The hire solution was chosen for this project to fund the building out of revenue streams for maximum cost efficiency.

This was a complex scheme that had to be delivered in just 16 weeks from order to handover.

The revised design requirements included maintaining a space of 2m around each patient bed, increased access to handwashing, management of control routes around the building to facilitate social distancing, and increased use of PPE.

The self-contained facility was fitted out with medical gases, electrics, IT infrastructure, CCTV, fire alarms, nurse call systems, door access controls, heating, hot water supplies, and advanced air handling and extraction.

Other facilities included:

- Assisted bathrooms for each ward
- Pantry for the preparation and serving of up to four meals per patient per day
- Staff rest room and changing facilities
- Reception to welcome patients
- Cleaner's room

## THE RESULT

Despite significant challenges, the new Captain Sir Tom Moore Centenary Ward was successfully delivered on time and in budget.

Working seven days a week, Premier Modular pulled out all the stops to reduce time on site from around 10 weeks to just six weeks, to bring the building into use as fast as possible for critical patient service provision.

During the work, access to the adjacent mortuary was maintained at all times, including during the module installation phase, and the site was only 2.5m from an elderly inpatient ward.

Despite these restrictions, there was no disruption to patient care, and no negative comments were received from staff or patients at any point. The construction site was unobtrusive, and the modular approach meant the team was on site for the shortest time possible.

The final building linked nurse stations to the main building, improving patient flow

Utilising the Modular Buildings Framework Agreement allowed the Trust to quickly and compliantly select the supplier from a pre-approved list.



Premier grasped our mindset as healthcare providers and the real-world impact this building would have on our patients. This is about patient safety and quality of life. Despite the pressures, the Premier team was collaborative, flexible and worked as a genuine partner to the Trust.”

**Chris Kelly**

Estates Development Manager  
North Middlesex University Hospital  
NHS Trust

To find out more about Premier Modular, contact [hello@premiermodular.co.uk](mailto:hello@premiermodular.co.uk), to learn about NHS SBS' framework agreement, contact [sbs.hello@nhs.net](mailto:sbs.hello@nhs.net)