

NHS SBS Modular Building Framework Agreement

The efficiency gains from Modular and Off-site manufactured solutions support the delivery of the government’s construction and industry strategy targets, which include time and cost savings as well as whole life cost benefits and in use savings.

This Framework aims to compliment the speed of Modular and other Modern Methods of Construction (MMC) by providing an equally quick, easy and compliant procurement route. All suppliers have been awarded following a competitive OJEU process and have the necessary insurance, policies and procedures in place to meet all statutory requirements including the applicable building regulations.

Detailed Service Offering

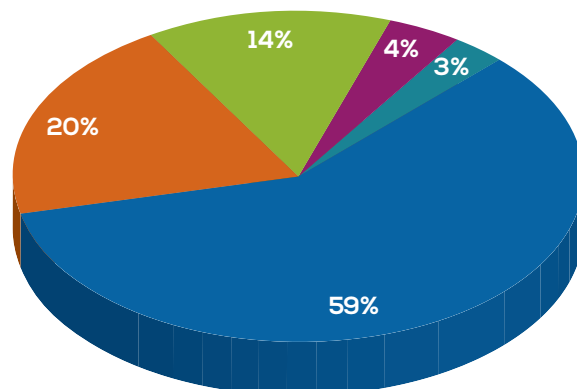
- **Bespoke Modular Solutions**
- **Healthcare Modular Solutions**
- **Education Modular Solutions**
- **Catering Modular Solutions**
- **Permanent Solutions**
- **Temporary Solutions**
- **Purchase, Hire and Lease options**

Awarded Suppliers


Actavo Building Solutions (UK) Limited, Ashby and Croft, Limited, Caledonian Modular Ltd, Cotaplan, Elite Systems (GB) Ltd, Elliott Group Ltd, Extraspace Solutions UK Ltd, Ideal Building Systems Ltd, McAvoy Group Limited, ModuleCo Healthcare Limited, ModuleCo Ltd, MTX Contracts Ltd, PKL Group (UK) Limited, Portakabin Limited, Premier Modular Limited, R G Stones (Buildings) Ltd, REDS10, The Darwin Group, Wernick Buildings Limited, Western Building Systems Ltd

Who can utilise the framework?

All Public Sector Organisations across the United Kingdom including Education, Local Authorities and other Government Agencies. Please see below for breakdown of spend by sector:




- Healthcare
- Education
- Local Authority
- Government Agency
- Housing Association

Client	Hereford County Hospital
Client	Christian Homersley Head of Estates, Facilities and Capital Planning Wye Valley NHS Trust
Service(s) taken	Construction of new, standalone, 24 bed ward 
Time frame	14 Week Programme Start date: 18.10.2018 Handover date: 24.12.2018
Challenge	Hereford County Hospital required an additional 24-bed ward to meet their demand for additional bed space by December 2018. The construction works took place on a live hospital site. It was therefore vital Darwin Group provide a Health & Safety, and welfare mitigation strategy with firm policing, to ensure the safety of staff, patients and visitors at all times. All crane operations and deliveries were carefully coordinated with the hospital, as the site was in close proximity to their helipad. In the 14 weeks the project took to deliver, no disturbances were experienced by patients or staff during daily hospital life.
Our solution	The project programme was accelerated significantly in order to ensure completion before Christmas. The modules were manufactured off-site and installed at the hospital over two days and one night. This allowed trades to begin internal works as early as possible. All trades worked throughout the weekends and evenings to complete works in the time allowed. The project was managed with detail above the usual requirement in order for multiple trades to work simultaneously within the building. Audits were carried out by Darwin Group's Clerk of Works several times weekly in order to guarantee all potential issues – if any, were identified before they arose, preventing any delay. Health and safety audits were carried out weekly whilst the construction site was operational, to ensure the safety of all at Hereford County Hospital.
Outcome	Darwin Group LTD delivered a 24-bed ward, fully compliant with HTM and HBNs in 14 weeks, to meet the winter bed capacity needs at Hereford County Hospital. No disruption was seen by patients or staff, and the hospital remained operational throughout the works. The hospital is now able to treat more patients, in high quality facilities. The enthusiasm this has given staff and the quality of care they are now able to provide has proved invaluable.

"It's been a huge effort to open this ward in such a short space of time and it's been amazing to see the enthusiasm of staff as we prepared for the opening and now that the new ward is up and running... our patients tell us that they really appreciate the care they are receiving on the new ward."

Lou Weaver, Acute Care Matron,
Hereford County Hospital




Client	Brunts Academy	
Client	Barbara Sims Finance Director	
Service(s) taken	The design and installation of a permanent education solution.	
Time frame	June 2018 – September 2018	
Challenge	Brunts Academy required permanent accommodation so that they could increase the capacity for pupils going into the new academic year. The additional nine classrooms were also required by the school to replace the previous modular classrooms which were no longer fit for purpose. Modular classrooms have a lifespan of around 60 years and the previous building had dilapidated to a state that meant it was no longer suitable for students. Elliott were also commissioned, after an Agricultural survey, to improve the surrounding environment.	
Our solution	<p>Elliott provided accommodation consisting of nine standard classrooms. The 22 bay building was erected over two floors with one internal and one external staircase. To ensure that the aesthetics of the modular solution were consistent with the traditionally built classrooms across the site, Elliott used a combination of white Permarock Render and horizontal Cedral Cladding stained in 'Blue Grey.'</p> <p>The ground floor of the building consisted of five double classrooms, a disabled toilet, a cleaner's cupboard and an entrance lobby which is where the stairs were located. The first floor was made up of the four remaining double classrooms and two store rooms. Brunts Academy also made the most of Elliott's full turn-key offering and chose to fit the new modular building with fire alarms, specialist lighting and acoustic ceiling tiles.</p>	
Outcome	The Elliott team successfully completed the construction programme to the client's satisfaction, on budget and ahead of schedule. The new building is a real asset to the school, providing a new, airy and modern learning environment. To improve the grounds around the school, Elliott planted thirteen trees, this has helped improve the sustainability and conservation within the environment. Due to the operations taking place over the summer holidays, there was no disruption to the school or the student's learning. Elliott received an outstanding NPS score of 9 on this project.	

"The Evolve Trust engaged Elliott to undertake the design and build for a new modular classroom block on-site at the Brunts Academy. We were assigned a key account director who was excellent, he worked with us from the early design stages giving lots of different options, and was patient and supportive particularly when the budget changed significantly. The build is a real asset to the Trust, pupils and staff, and we are very happy with the finished product."

Barbara Sims, Finance Director.



Client	Northumbria Healthcare NHS Foundation Trust	
Client	Robert Sanderson, Deputy Director of Capital Projects Northumbria Healthcare Facilities Management Limited	
Service(s) taken	Construction of a three-storey hospital wing and ambulatory care unit	
Time frame	June 2018 – June 2019	
Challenge	<p>The Northumbria Healthcare NHS Foundation Trust had established a clinical need for a purpose-designed ambulatory care facility to address the significant and increasing pressures on A&E. The clinical team wanted to triage patients out of A&E if they did not require urgent care – and this would help to reduce waiting times, particularly during the busy winter period.</p> <p>Northumbria Specialist Emergency Care Hospital in Cramlington opened in 2015 and is England's first purpose-built specialist emergency care hospital, with emergency consultants on site 24 hours a day, seven days a week, supported by consultants in a range of specialties. However, the existing facilities did not suit the type of service provision offered by ambulatory care – which was operating in a converted ward. The Trust believed the most effective solution would be a dedicated, purpose-designed unit – and built using off-site construction to achieve earlier occupation.</p>	
Our solution	<p>This highly complex project on a live hospital site pushed the boundaries of off-site construction. McAvoy integrated the design of the existing hospital and used off-site construction to deliver the building to a very short programme, achieve exceptional value for money and to the Trust's stringent quality standards. McAvoy developed a hybrid solution which incorporated both off-site and in-situ building methods, maximising fit-out in the factory for this first phase to enhance quality and reduce disruption to staff and patients. This will help Northumbria Healthcare Trust to meet the rising demand for acute patient services in the region and maintain its position as a leader in the development of urgent and emergency care.</p>	
Outcome	<p>The dedicated, 2000m² facility for ambulatory care provides medical, surgical and gynaecology care in a relaxed and comfortable environment. It also accommodates a fracture clinic. This allows up to 150 patients to be treated the same day across four specialisms, without the need for hospital admissions – seven days a week and from 7am to 10pm. This is helping to de-congest the emergency department, allowing patients to be seen by the most appropriate clinician earlier and offering an enhanced service for the local community.</p> <p>The building was craned into position as 294 steel-framed modules in a highly complex operation that was completed just 10 months after the initial meeting with the Trust.</p>	

“The new ambulatory care unit has already made a very real difference to our patients. It will significantly enhance our ability to manage peaks in demand whilst still providing dedicated ambulatory care. Off-site construction and the McAvoy approach has been brilliant in terms of build quality and the pace of construction. We were amazed at the rapid progress from our first meeting to commissioning, and for a building of this scale.”


Dr Eliot Sykes
Clinical Director for Surgery and Elective Care



Client	Buckinghamshire Healthcare NHS Trust	
Client	Marc Sweeney Sterile Services Department Manager	
Service(s) taken	Modular Sterile Services Facility provided as a 15 Year Managed Services Agreement including Asbestos Removal, Demolition, Groundworks, Modular Build and SSD Equipment installation.	
Time frame	July 2019	
Challenge	<p>Stoke Mandeville Hospital provides a sterile services function for the trust and other hospitals within the surrounding area. In order to generate extra income for core services the trust investigated the expansion of this service. However, the existing building and associated equipment was deemed unfit for purpose, requiring the need for demolition and the removal of asbestos containing materials.</p> <p>The trust faced a number of challenges including limited capital, lack of resource and significant time pressures, since the SSD service was relocated off site incurring significant costs and putting a strain on resource.</p>	
Our solution	<p>ModuleCo Healthcare (MCH) presented to the trust a solution that enables full management of asbestos removal, demolition, groundworks, provision of modular building and SSD equipment installation. All these elements could be included within the monthly unitary charge meaning the trust would not require any capital for the project.</p> <p>Off-site construction limits the time spent on site when compared with traditional construction, reducing the disruption to the hospital environment. As the facility is built in a controlled environment any defects can be identified and resolved in the factory, minimising the installation and commissioning period.</p>	
Outcome	<p>Since all the project elements were included in the Managed Services Agreement, the trust were able to save their capital budget for much needed service and infrastructure upgrades. The additional throughput the new SSD building provides, will allow the trust to generate income to improve core NHS services. As MCH are managing each individual project element, the hospital can reduce the resource required for this project. Proactive organisation of the project gave the trust piece of mind that the project was moving forward at an acceptable pace, whilst being managed by experienced and qualified personnel within MCH.</p>	

Client	The University Hospitals of Leicester NHS Trust
Client	Ryan Milbourne Capital Projects Manager
Service(s) taken	Modular Construction
Time frame	February 2019 - ongoing
Challenge	<p>Following a fast-track pre-construction stage, MTX were awarded a multi-million pound project to construct a modular ward extension at Glenfield Hospital, Leicester.</p> <p>The University Hospitals of Leicester NHS Trust had a requirement to develop their existing site to create a new Renal Ward Department. This work was integral to the Trust's wider plans to further develop the city's hospitals.</p>
Our solution	<p>MTX provided a bespoke off-site solution sited on top of the current hospital. To facilitate access, 2 passenger lifts will be provided to transport patients from the existing hospital street to the new rooftop facility.</p> <p>The new scheme will incorporate a 12 bed Renal Transplant Unit (RTU) and Hepato Pancreto Biliary Wards (HPB). The HPB will consist of a 24 bed Emergency Admissions Unit (EAU) and a 28 bed Elective Care Unit (ECU).</p> <p>It will also encompass a nurse base serving each ward, toilets, patient shower rooms, ancillary accommodation, an escape staircase serving each ward and 2 plant rooms equipped with specialist R.O plant; necessary for patients receiving dialysis. An existing estates workshop on the ground floor was identified to be refurbished to house the R.O pipework.</p>
Outcome	<p>Works are currently progressing well on-site. The drainage system and steel gantry has been installed across the existing roof, marking out / dowling of the existing structural columns has taken place in readiness for the installation of the transfer structure and the installation of the electrical sub-main and LPHW has been completed.</p> <p>As of August 2019, the transfer structure is currently being installed on-site along with the 2 pre-cast concrete lift shafts. Completion of the hollow rib decking is also scheduled, ready for concreting.</p> <p>The module installation is due to take place this October and practical completion is due early 2020.</p>



Client	The Princess Alexandra Hospital NHS Trust	
Client	Clive Austin Project Lead Manager for Capital Works	
Service(s) taken	Design, build and fit out construction project	
Time frame	September-December 2018	
Challenge	<p>To meet growing patient demand and to address upcoming winter pressures, the Princess Alexandra Hospital NHS Trust required additional ward space. However, the Trust could only build upwards on its cramped site at Hamstel Road in Harlow.</p> <p>By utilising the NHS SBS framework, the Trust placed a direct order with Portakabin – the only contractor capable of delivering the ward space they urgently needed before the Christmas deadline. The hospital Trust engaged with the Portakabin design team, who started on engineering a bespoke, steel frame above the hospital’s busy car park.</p>	
Our solution	<p>Due to a significantly reduced timeframe, NHS SBS offered the Princess Alexandra Hospital NHS Trust a compliant route to order for a fully functional surgical ward with space for 27 beds as well as a kitchen, break room and offices for staff.</p> <p>NHS SBS arranged a capability assessment with the Trust and four contractors. The assessment required contractors to respond to the client’s brief and demonstrate ability to construct the space and provide full internal medical fit out within the timeframe.</p> <p>Through the capability assessment and a previous relationship with the Trust, NHS SBS was able to facilitate a direct award to Portakabin, enabling the project to commence without delay.</p>	
Outcome	<p>Charnley ward is a 27-bed ward for surgery patients designed to expand capacity, ease pressure on the Emergency Department and improve patient flow. It is co-located next to operating theatres, providing a smooth transition for the patients to a ward bed following surgery.</p> <p>As a surgery ward with direct access from the emergency department, it allows specialist care and better clinical adjacencies which means faster admission and improved flow in the A&E department.</p> <p>The project has provided the Trust with permanent-quality ward space within four months including complete medical fit out throughout.</p>	

“As a dedicated surgical ward, it co-locates patients next to operating theatres and makes a smoother patient journey, better outcomes and enhanced experience for our patients. It provides more spacious, modern facilities, with air conditioning and en-suite bathrooms, which helps patient recovery and enhances their experience.”

Raul Silva, Charnley ward manager



Find out more

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Or call **07801 094 225** or **0161 212 3933** and ask for the Modular Buildings team.