

Tees Valley Community Diagnostic Centre

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21 September 2023



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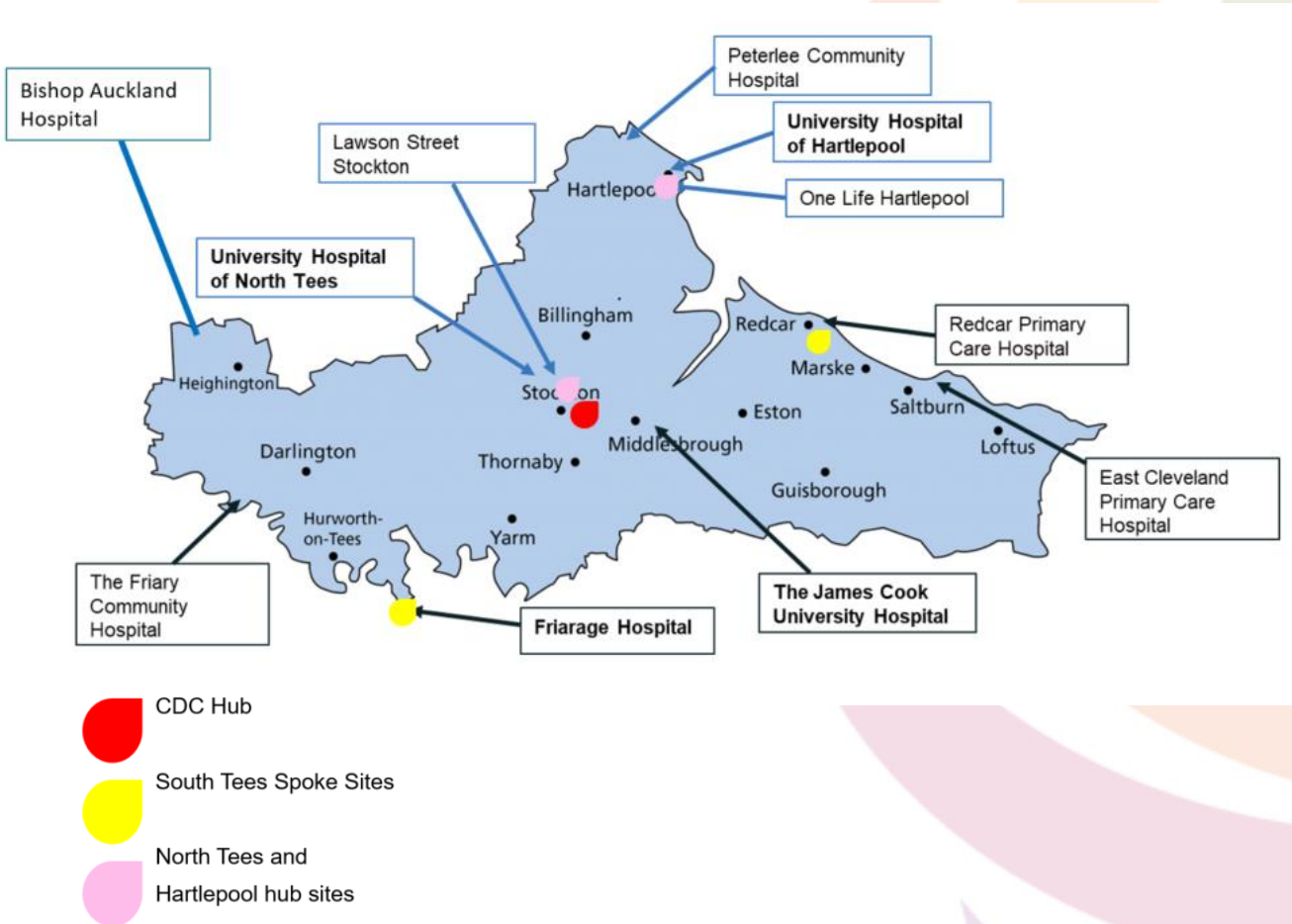
- The NHS carried out a review of NHS diagnostics capacity
- The recommendation was that NHS organisations across England move to providing diagnostic services in CDCs
- CDCs allow patients to access **planned** diagnostic care **nearer to home without the need to attend acute hospital sites**
- These services are separate to urgent diagnostic scan facilities
- This results in **shorter waiting times** and a **reduced risk of cancellation** which can happen when more urgent cases take priority
- Leads to **improved patient experience and outcomes**

Why do we need the Tees Valley CDC?

- To contribute to reducing health inequalities
- A critical element of CDC design and planning is alignment to deprivation and inequalities priorities

The area the TVCDC serves has the following health inequalities:

- **Ageing population:** whilst the overall population that is served by Tees Valley is only projected to remain constant over the next ten years, the elderly (age 65+) population is projected to grow by 21% - this will increase demand for services
- **Life Expectancy:** 10 year difference from one end of Yarm Road to the other
- **Sicker population:** the population has greater incidences of common comorbidities when compared to the national average, including: hypertension, depression, obesity, diabetes, asthma, coronary heart disease, COPD, stroke/TIA



- Option appraisal commissioned to identify a preferred site for a new TVCDC
- 20 sites were identified under the 'One Public Estate' programme
- Advisor team of architects, structural and MEP/civil engineers conducted an initial desktop site appraisal of the long list site options and narrowed down the selection to 7 sites
- The 7 sites were analysed further and based on massing/capacity testing 3 further sites were omitted
- A more detailed site appraisal of the 4 shortlisted sites
- This allowed us to identify a preferred site – Stockton Waterfront owned by Stockton Borough Council (SBC)
- The option appraisal was approved by ICB
- The CDC will form part of a larger scheme including an Urban Park and leisure/civic buildings



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Stockton Waterfront – Key CDC Objectives

- ✓ Services which are separate from an acute site
- ✓ Services which are easily accessible through good public transport and private vehicles
- ✓ Sufficient access to parking for patients, carers and staff
- ✓ Has the ability to provide safe, secure and flexible facilities that are HTM / HBN compliant
- ✓ Achieves value for money
- ✓ Has a long term impact with support from other diagnostic spokes
- ✓ Can be deployed within the time frame
- ✓ Can support construction using Modern Methods of Construction (MMC) to achieve Net Zero Carbon and BREEAM Excellent



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Following submission of the business case we received approval for the development of the flagship Tees Valley Community Diagnostic Centre (TVCDC) at Waterfront in Stockton

Tees Valley Community Diagnostic Centre will:

- Be the largest scheme of its type in the North East and currently the largest in the country out of circa 130 CDC's approved
- Deliver 150,000 diagnostic tests per year
- Serve the whole of the Tees Valley
- Help address the significant population health issues in the area

Stakeholders

The project involved a wide range of stakeholders working together collaboratively to achieve the end goal.



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- 
- Original funding request was £30M
 - The proposed timescale was Dec 24
 - The funding approval was on the basis of £24M
 - With completion by end of March 24



Approach

- Collaborative relationship between Stockton Borough Council (SBC) and ourselves was critical
- Shared motivation to deliver to benefit the Tees Valley population
- Agreed at the outside sharing of information and route to follow when there were sticking blocks
- Fortnightly Principles Meetings to assist with early identification of problems
- Shared project manager/one contractor
- Shared facility within SBC offices for all design workshops
- Open invite to any design meetings
- Understanding approval process for each stakeholder – timescales, process etc.



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Contractor Procurement

- One site 2 contractors or same contractor for both elements?
- JCT or NEC?
- Joint evaluation of advisor team and contractor
- TVCDC accelerated timescale meant we had to progress more quickly than SBC
- Complexity of managing the parking/public realm which needed to be complete for the building to open
- Major demolition of Castlegate Shopping Centre to allow access to the site



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Legal Documents

Due to the timescales involved and the complexity of the scheme we held weekly legal meetings attended by both sides legal advisors and representatives from Stockton Borough Council and NTHS.

Contract	Property
PCSA	Access Licence
Letter of Intent	Agreement for Lease
Interface Agreement	Lease
Supplemental Agreement	Wayleaves
NEC4	

The timescales to complete this development are challenging but since January 23 we have achieved the following as a result of the support and engagement of all the stakeholders:



- ✓ Joint Project Manager/Cost Advisor and Quantity Surveyor appointed (Jan 23)
- ✓ Main contractor appointed (Feb 23)
- ✓ Design development workshops to agree 1:100, 1:50 and C Sheets (Mar – July 23)
- ✓ Specification of Siemens equipment agreed by North and South Tees (Apr 23)
- ✓ Planning application submitted (May 23)
- ✓ Planning approved unanimously by planning committee (Aug 23)
- ✓ Northern Powergrid order placed for 2MW supply (July 23)
- ✓ PCSA and Letter of Intent agreed and signed (Aug 23)
- ✓ Access Licence in place (Aug 23)
- ✓ Agreement for Lease signed (Aug 23)
- ✓ Building Lease in an agreed form (Aug 23)
- ✓ Site access by contractor on (Aug 23)

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Where are we now?

Work commenced on
site 4th September
23.

“First Spade” dig
event held on 15th
September 23.



What has worked?

- Engagement
- Regular updates
- Working collaboratively
- Recognising potential issues so they can be resolved as soon as possible
- Understanding approvals required and that each party may require something different

Any questions?



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