

Completed Project

East Lothian Community Hospital *NHS Lothian*



The East Lothian Community Hospital project, delivered for NHS Lothian in partnership with Hub South East and Morrison Construction, was, at the time, the largest value Hub project in Scotland.

The new East Lothian Community Hospital was built on the site of the old Roodlands Hospital in Haddington. It sees a modern and purpose-built three storey, 22,000 sqm hospital developed, helping to improve the quality of care for people in East Lothian.

The new facilities allow an increase in inpatient beds, gastroenterology, orthopaedics, urology, ear and nose and throat, and is introducing new services such as plastics and phototherapy, as well as Mental Health services. Having been shaped with the help of patients, this project allows NHS staff to continue to give safe, effective healthcare and rehabilitation.

The project was handed over in phases to NHS Lothian to ensure patients could begin to use the facilities as soon as possible.

The outpatients department was successfully handed over in 2018, with the remainder of the hospital completed in late 2019. The final phase - external landscaping and car park – was handed over in early 2020, with the demolition of old hospital buildings afterwards, completing the project.



Development Partner Hub South East *	Project Type Design, Build, Finance, Maintain *	Main Contractor Morrison Construction *
Project Value £69m *	Architect Keppie	FM Contractor GTFM



ADDED VALUE

Hub South East became involved in this project more than ten years ago, through a Strategic Support commission. We are proud of the value we have added, not only in the quality construction of this much needed new facility for the local community, but during its development in saving both time and money for our client. Just some examples include:

- The **Initial Agreement was endorsed by Scottish Government** as benchmark for such investment cases and **exemplar model for future grant applications**.
- Scottish Government agreed to support a **combined OBC/FBC which avoided an 8 month delay in the procurement process**. This approach was unprecedented in Scottish market - made possible only through the team's commitment to challenge the norm.
- The project was progressed through Stage 1 via an extended Strategic Support Services appointment. This approach **avoided a 12 month delay to the project**.
- We kept the project on track. **Key milestones were met or been bettered**, reaching Financial Close within six weeks of its forecast date set 24 months earlier and continuing to meet construction deadlines throughout the build.

£3.5m

Full transparency of market testing on the East Lothian Community Hospital helped achieve cost of 4% under the Affordability Cap – saving **£3.5m**.



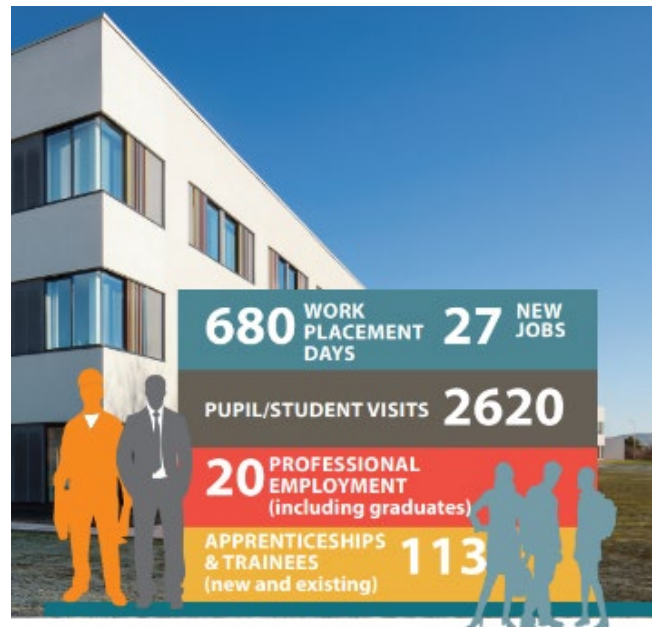
£2.9m

Through a combination of various project efficiencies we achieved a **£2.9m** saving below the NPR affordability cap on the East Lothian Community Hospital project.

COMMUNITY BENEFITS & SOCIAL VALUE

Throughout the project we delivered a range of community benefits to ensure maximum local gain in East Lothian. As a result we have a number of KPI targets to meet in relation to jobs, work placements etc. You can see to the right what was delivered.

In terms of **Social Value**, it has been calculated that the project realised **£17.6m** in Social Value locally.





The experience of working in partnership has been extremely positive. Both Hub South East and Morrison Construction quickly understood the project aims and developed strong links with local stakeholders.

The team were exemplary in their engagement with clinical teams and played leading roles in public and stakeholder engagement. They were flexible in response to changes in strategy/specification and maintained the overall vision throughout.

As a result we have a state-of-the-art facility that meets the needs of East Lothian residents, fulfils its part in the NHS Lothian system and has flexibility built in for the future."

**David Small, Project Sponsor,
NHS Lothian**



AWARD WINNING
The East Lothian Community Hospital scooped Silver for **Best Healthcare** project at the prestigious Partnerships Awards in 2018.



This hospital has been highly anticipated and will bring huge benefits for patients and carers in East Lothian. In particular, it will enable people to have a range of procedures in a brand new, purpose-built hospital for which they previously had to travel to Edinburgh or further afield. It is also a real asset to the community, with public rooms available to local groups, local radio providing hospital broadcasting and the hospital's grounds open to all.

I would really like to take this opportunity to thank our project team, our staff, our local artists and the community for their collaboration and support for the new East Lothian Community Hospital. They have done a fantastic job

Alison MacDonald, Interim Director of Health for East Lothian Health and Social Care Partnership



Building a Business Case is not an easy thing to do and I think without the Hub team at hand it wouldn't have happened as quickly as it did. We'd spent 15 years trying to get to that place and in the space of 18 months we were ready to present an OBC and that's quite phenomenal.

Together we delivered a really successful project that's been running services from day one with no down time. Within three months of opening Phase 2 – our outpatients service – we'd increased capacity by 9%. By the time we opened Phase 3 this was 33% and additionally we brought in two new services, over exceeding our targets.

There's no doubt that partnership working is the way forward!

Miriam Anderson, Programme Manager, NHS Lothian

