

Office Accommodation

Presentation by DEGW Plc (Architects, Designers and Consultants).

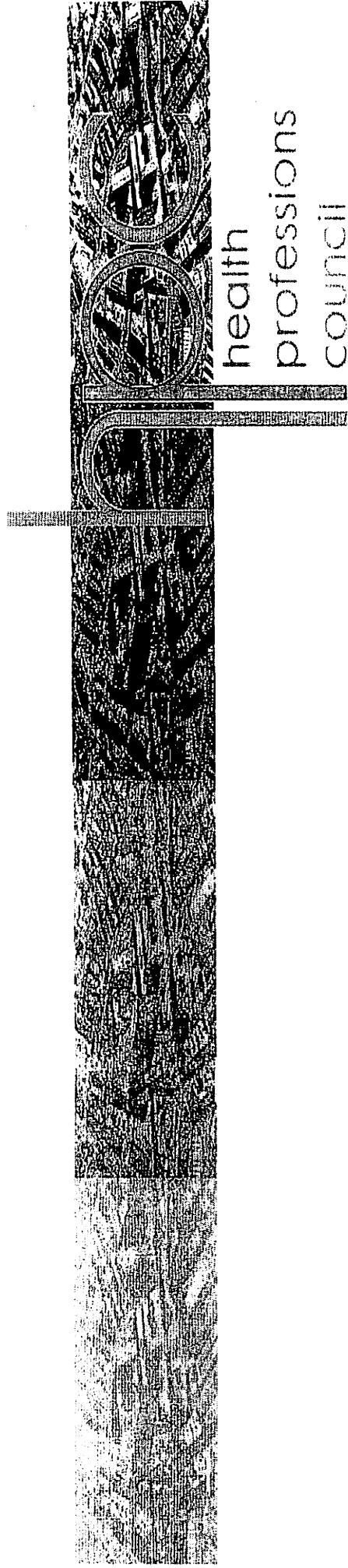
DEGW Plc are currently reviewing the space requirements of HPC at Park House and have been asked to appraise the committee of their work to date.

Their Powerpoint presentation will cover the following:

- * DEGW - general background on services offered and touching on other NHS work undertaken
- * HPC project background
- * Project 'journey' (ie context re: where are we and where we are going next)
- * Initial findings and staffing issues from consultation process
- * Cultural issues
- * Some examples of what we have been doing (may be plans etc)
- * Next phases
- * Economics

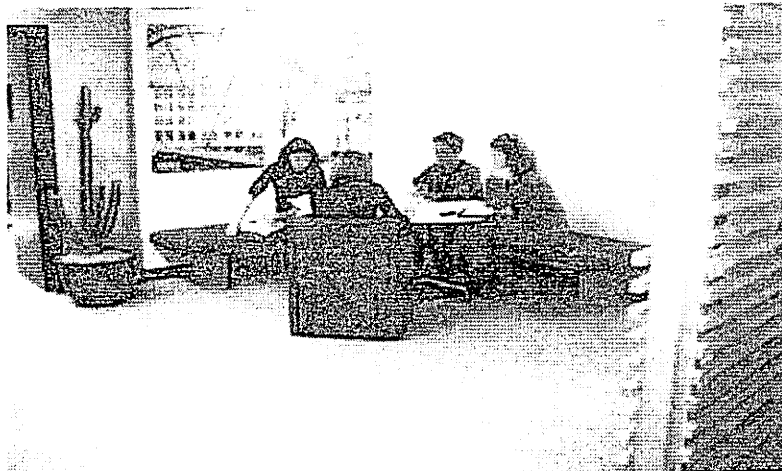
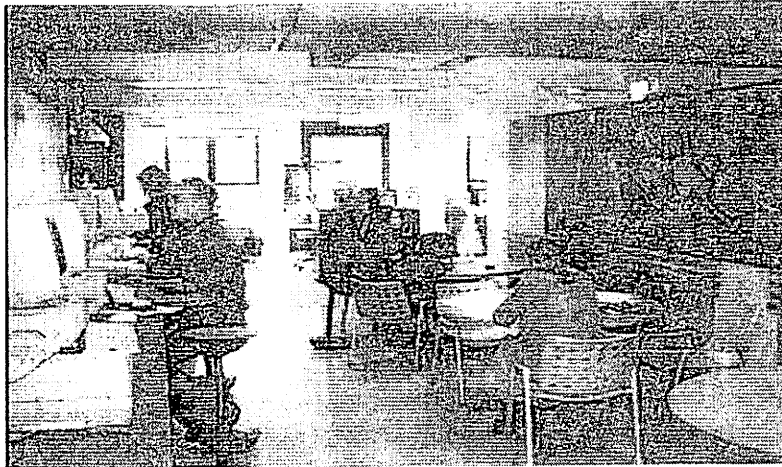
The economics element will be covered by John Desmond of Bernard Williams Associates, who will be acting as the Project Manager for any design implementation works.

30-5-'02



DEGW

about DEG W



DEGW, London

- 30 years of leading edge thinking, research and design of innovative workplaces and intelligent buildings
- 300 professional staff world wide
- main offices in London, Glasgow, Milan, Paris, Madrid, Amsterdam, New York, Chicago, Boston and Sydney
- extensive client projects in both private and public sectors
- focus on directing, stimulating and supporting organisational, business and cultural change

DEGW WORKING WITHIN THE HEALTH SECTOR

- **NHS Great Ormond Street Hospital (1990-5)** Camelia Botnar Laboratory - Interior design, space planning and furniture specifications
- **NHS S&E Belfast Community Trust (1999)** conceptual model for community treatment and care centres.
- **NHS Estates Performance Indicators (1999)** development of a strategic planning tool to assess the overall quality of a healthcare facility in terms of location and accessibility; site configuration; buildings and circulation; servicing and technologies.
- **NHS Estates - Quarry House (2002)** strategic planning advice and workplace capacity modelling to test feasibility of accommodating increased headcount
- **Stanford School of Medicine (2000)** part of team developing strategic vision and integrated space program for new educational facilities and renovation of the Lane Medical Library.
- **NHS Estates - Six Hospitals Review (2001) & NHS Estates - Generic Evaluation Methodologies (2001 - 2002)** systematic quality evaluation across six hospital schemes : recommendations for improvement in design and clinical solutions across all stages of project development. Development of generic evaluation methodology tool for NHS Estates
- **NHS Estates - Hospital Reconfiguration (Ongoing)** investigating the adaptability of hospital buildings. Strategic review of 'planning components'
- **NHS Estates - What is a hospital? (Ongoing)** Scoping study. What is a hospital? Looking at the technical guidance. Health Guidance Note1.



project background

initial drivers

to review potential of Kennington Park Road premises to support changing needs of the organisation:

- enable **changing organisational groupings**
- accommodate **increases in headcount**
- increase **Council chamber capacity**
- provide more **'public facing' facilities**
- better **'brand'/ image**

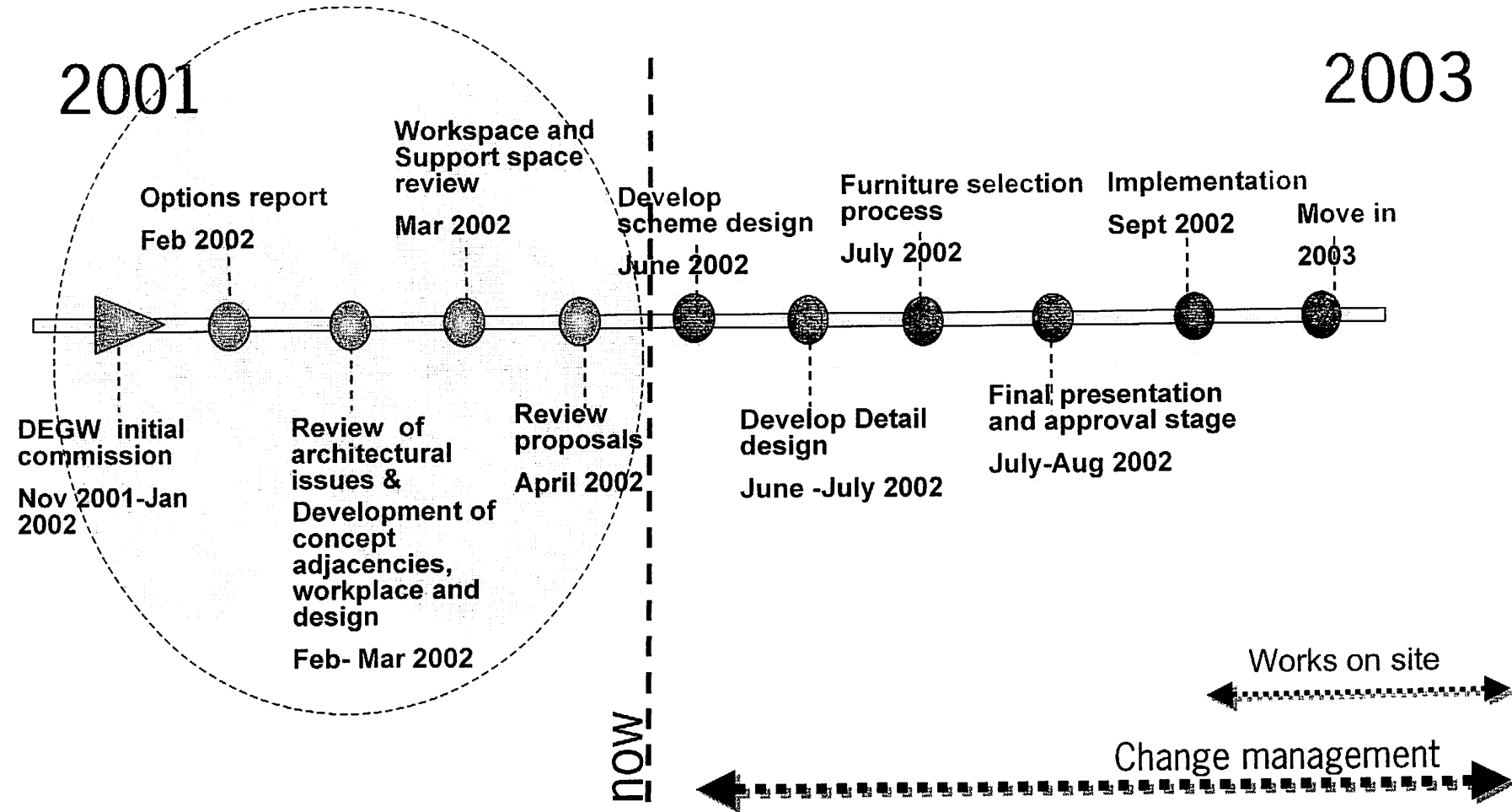
initial scope

to produce an option appraisal report which would draw out:

- practical **limitations** of current space
- **improvement potential**
- **staff concerns** over current spaces
- **staff aspirations**

tools used

- site visits
- existing space use audit
- desktop plan analysis
- interviews
- workshops





some findings to date

current space use

- less than 50% of available area is workspace (RICS* observed norm 65%)
- overall average space utilisation per person high at c.215sqft
- existing workspace furniture larger and less efficient than modern
- support space accounts for over 38% of the available area
- storage and filing accounts for over 23% of the support space, with an average of 5 linear m of filing per person

* *Royal Institute of Chartered Surveyors*

consultation findings

- staff unhappy with dated décor and image: aspiration for modern, welcoming professional environment
- council chamber too small - cannot support large meetings /press/public attendance
- work predominantly desk and PC based, although some concentrated work (current environment does not support concentrated work)
- strong team culture: many staff live locally or have been with the organisation for many years
- some resistance to change

culture

future

today

"ad hoc but fun"



"work overload"

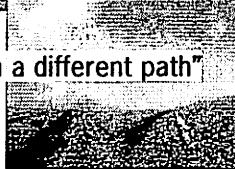


"free-falling but all holding hands"



"pulling together"

"heading off down a different path"



"heading off into the future"



"pulling together"

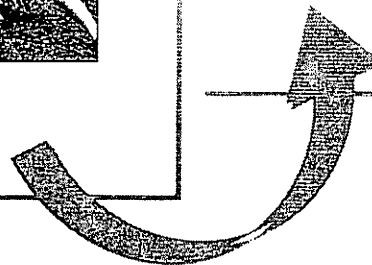


"a calm, relaxed environment"

"in harmony with each other"



"confidence & trust"





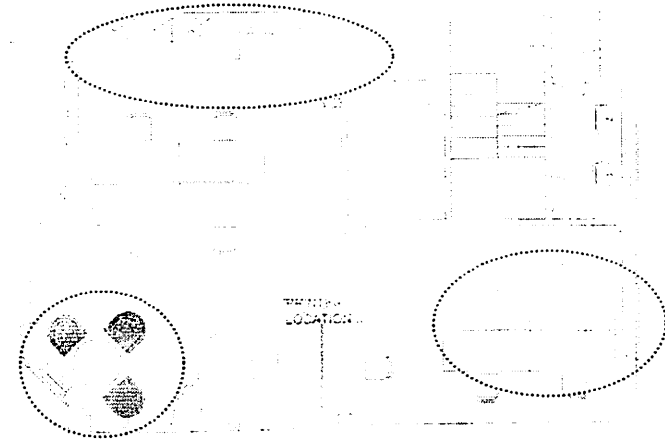
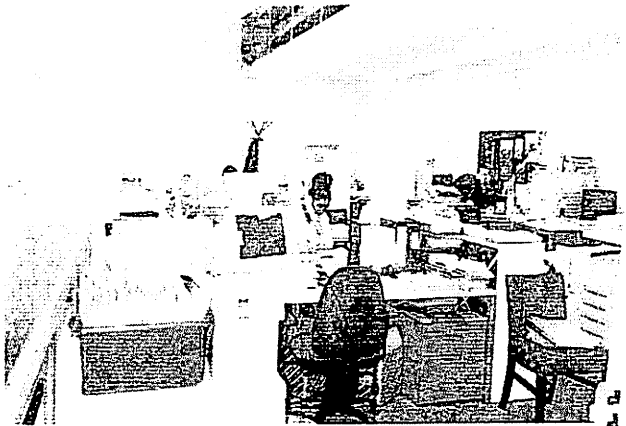
a few of the changes

refurbished space will provide

- increased headcount throughout building - to 53 available workspaces
- increased meeting facilities from two x 6 person and one 12 person, to six x 6 person plus video conference facility
- extended Council chamber to accommodate 25 board members and public seating with audio visual support
- provision of business lounge (and judicial area option)
- provision of staff lounge and larger kitchen
- improved reception for Public access
- improved disabled access
- updated image and décor
- new furniture to workspaces

workspace

rationalised storage/on floor support



new furniture

from to



new staff lounge/kitchen





about BWA

Bernard Williams Associates

- over 30 years experience of advising public and private sector clients on the economics of fitting out commercial office accommodation
- have worked with DEGW on a number of prestigious projects over that period
- relevant Healthcare sector experience includes
 - Royal Institute of Public Health
 - Pharmacia
 - HCA International (Harley Street Clinic/London Bridge Hospital)
 - Aspen Healthcare
- BWA's role on this particular project would comprise
 - Project Management
 - Cost Consultancy
 - Planning Supervisor
- Partner in charge John Desmond with assistance from Dan Wall and specialist M&E surveyors on an as required basis



Economic Issues

- value for money/payback period
- cost of alternative premises options
- public accountability
- improved efficiency
- speed of execution
- minimised disruption
- reduced running costs

schedule of areas

Location	gross floor area		lettable floor area		net/gross	staff
	m2	sqft	m2	sqft	%	no
Basement	170	1,830.00	125	1,350.00	75	9
Ground	340	3,660.00	225	2,400.00	66	
Mezzanine	65	700.00	65	700.00	100	
1st front	95	1,020.00	75	810.00	79	10
1st rear	75	810.00	50	540.00	66	6
2nd front	95	1,020.00	75	810.00	79	10
2nd rear	70	750.00	65	700.00	93	6
3rd	90	970.00	70	750.00	77	6
						50+ 3
1,000.00		10,760.00	750	8,060.00	75%av	53

↑
+ reception/post etc

Space per person 150sf, average for an HQ building

preliminary development programme

activity

- 1 committee presentation/approval
- 2 detailed design development
- 3 statutory authority permissions
- 4 prepare first stage tender documents
- 5 tender period
- 6 tender review
- 7 negotiate second stage tender
- 8 contractors mobilisation period
- 9 phased programme (6 phases)

