

Contract Name: Lymington Hospital



This Community Hospital was built by Rydon Construction under a PFI contract and provides two operating theatres and 99 inpatient bed spaces with a large proportion being single rooms, spread over rehabilitation, surgical and medical wards.

The hospital is across two and three storeys, with a 12,000m² floor area, incorporating DTC, EAU and MIU areas, two operating theatres, two endoscopy suites, imaging suites and audiology suites. The hospital has 99 bed spaces with a large proportion being single rooms, spread over rehabilitation, surgical, medical and birthing centre wards.

The hospital is constructed on a sensitive site in Lymington, adjoining the River Lymington and incorporates significant works to overcome the possibility of flooding.

Since service commencement in 2006, Rydon Maintenance provides Hard Facilities Management services at the hospital to its client Southern Health NHS Foundation Trust (formerly known as Hampshire Primary Care Trust), incorporating Planned Preventative and Reactive Maintenance.

The following services are being provided by Rydon Maintenance under the Hard FM contract:

- Estates Services – Planned and Reactive Maintenance including Statutory Compliance and Minor Works under Version 5 of the standard LIFT Contract
- 24/365 on site Helpdesk – Live link to Client
- Grounds & Gardens Maintenance – Hard and Soft Landscaping including ice & snow clearance
- Energy & Utilities – monitoring of Building Management Systems and building services including Utilities meter readings, energy reporting and advice on energy efficiency measures
- Telecoms, including switchboard, pagers, radios & telephony management
- All soft FM calls are managed by the helpdesk and comprehensive monthly helpdesk reports are provided
- Within the Annual Service Cost we have taken the risk of all damage by Trust parties patient's, staff and any other third parties damage, including visitors.

Operationally, the hospital is challenging due to its service provision and high degrees of occupancy. These challenges are overcome by forging close working relationships and good communication with the Trust to foster an 'open book' approach with the Trust, Project Co and other parties.