

Briefing note

March 2019

Embargoed until: 10.30am, 7 March 2019

Topic: The preferred way forward for a new hospital to replace the current Princess Alexandra Hospital

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For: Epping Forest District Council leaders and their officers

Background:

The Princess Alexandra Hospital NHS Trust (PAHT) is developing a strategic outline case (SOC) for a replacement hospital for the current Princess Alexandra Hospital. It is widely recognised that the physical infrastructure at PAH is no longer fit to sustain services for the future and the deteriorating estate poses significant ongoing risks in delivering safe and sustainable clinical services for the people of West Essex and East Hertfordshire.

The existing hospital building will be expensive to bring up to a suitable standard, and to maintain, to comply with national healthcare requirements. This is for a number of significant reasons including that the current accommodation is inefficient in terms of structure and layout due to aligned clinical services not being physically based adjacent to each other.

PAHT has implemented a project to investigate options and solutions to resolve the issues identified and to develop potential new designs and plans for a hospital fit for the future.

A longlist of options to replace the current hospital have been considered along with detailed information for the site location; new build or refurbishment options; what type of organisation could deliver the solution; the timeframe for the various solution and methods of funding.



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Partnership approach:

PAHT is proud to have had the opportunity to work in partnership with local Council leaders and senior colleagues during a period of detailed analysis of the options to be considered. We value the insights and innovation that this close collaboration has given to the development of a preferred way forward for a new hospital that will provide modern spaces for PAHT clinicians to provide the high quality care that local people need for the future.

Preferred way forward:

Using an options framework, mandated by HM Treasury in their Green Book guidance, an extensive options assessment has been completed and a preferred way forward identified. [More details of this review are available in the Board paper available on our website >](#)

Following this assessment the preferred way forward has been agreed as:

- 🌐 A local acute hospital
- 🌐 Located on a greenfield site – East of Harlow
- 🌐 A new hospital build using off site construction
- 🌐 Built through a contractual estate partnership
- 🌐 Within a 3.5 years construction timeframe (once a full business case is approved)
- 🌐 Utilising a blended financing model

Board meeting action:

The PAHT public Board meeting will be held at 9 – 10.30am on 7 March (2019) at the Harlow Leisurezone, Second Avenue, Harlow, CM20 3DT. The Board members will be asked to agree and ratify the preferred way forward. Full public consultation will follow as an integral part of the preparation of an outline business case that forms the next stage of the project.

What this means for Epping Forest District Council:

The preferred way forward provides a number of positive benefits for the people of Epping Forest, including:

- 🌐 the provision of a modern state-of-the-art hospital for local people that has technology at its heart, which is more accessible
- 🌐 an opportunity to redesign care for local people and to provide services in a modern setting
- 🌐 supports local Council plans
- 🌐 brings new jobs to the area for local people
- 🌐 expands the transport options and road access for the area and local people

