

PFI DATA SHEET

HIGHLAND PRIMARY CARE NHS TRUST CRAIG PHADRIG



Background

Highland Primary Care NHS Trust has entered into a PFI partnership with Craig Phadrig Healthcare Ltd. to reprovide Mental Health and Learning Disability in-patient facilities. The trust explored PFI approach to replace its large and outdated buildings, currently providing Mental Health and Learning Disability in-patient care for the Highlands. The new facilities will support the latest government Health policies and philosophies which work in partnership with the patient. The costs of running an over-provided large Victorian institution also impacted on the need to reprovide facilities within a tight timescale. The PFI process identified a partner who is able to provide a cost effective and responsive solution to the Trust's need for new domestic style in-patient facilities.

Features and Benefits

The contract features include:

- New build for all in-patient and support facilities in single storey barrier-free accommodation
- Domestic style provision with all accommodation consisting of single bedrooms with en-suite facilities
- An on-site kitchen and provision of meals
- Provision of all non-clinical services, including a helpdesk as a first point of contact for clinical staff
- Benchmarking of soft FM charges to ensure they are competitive and the service represents best value
- Change mechanism to allow adjustments to the specification of service
- Payment mechanism to reflect performance

- Sharing of income generated from development of surplus sites

As part of the contract Trust staff will be transferring to Craig Phadrig Healthcare Limited.

Both parties will benefit from the arrangement

- The Trust will acquire appropriate accommodation to support its healthcare provision, thus improving quality of care to patients
- Significant risks associated with major hospital build projects are either transferred to the private sector or shared appropriately with the Trust
- Services will be provided to meet patients' needs
- Craig Phadrig Healthcare Limited will benefit through the experience of the design, build and operation and provision of hard and soft Facilities Management to the Trust. Establishing a new healthcare facility with skilled staff, using this facility to develop further business opportunities with the Trust and other health service providers.
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Facts

Sponsor: Highland Primary Care NHS Trust
Contact: Jan Stobbart, Mental Health and Learning Disabilities Manager Tel:01463 704651

Consortium: Craig Phadrig Healthcare Limited

Contract signed: March 1999

Capital Cost: £13m

Contract Length: 25 years

Trust Advisors:

Financial - Quayle Munro

Legal - MacRoberts Solicitors (Glasgow)

Scottish Executive Contact: Sally Thomas
(0131 244 2076)

Status: Signed