

Ryhurst appointed the first NHS Strategic estates partner

Ryhurst has been appointed preferred bidder as the long term estates partner for Lancashire Care NHS Foundation Trust (LCFT), the mental health Trust for the county of Lancashire. In developing the first joint venture partnership of its type in England, Ryhurst will play a key role in ensuring that the Trust has the facilities from which to deliver high quality care services and at a time when money in the public sector is tight, one of the partnership's crucial roles is to secure private funding for new projects. Although the partnership's role is primarily to design, build, finance and operate the new in-patient facilities, Ryhurst will also lead the day to day running and operation of the full spectrum of estates and non-clinical support services needed by the Trust. "At a time when NHS Trusts are facing revenue savings targets of around 20% over the next 5 years, through the creation of a joint venture partnership, LCFT and Ryhurst will work together to ensure the Trust has the quality of estates and facilities services and buildings it needs to deliver its clinical service strategy," comments David Hay, MD of Ryhurst "Whilst it provides a vehicle for investing in new facilities, the partnership is first and foremost about providing services to help the Trust deliver high quality care. Specifically, it's about providing the estates and facilities management services that provide a safe, secure and stimulating environment for all who use the Trust's grounds and buildings."

Unlike previous Ryhurst projects where the building and services provided covered only part of an NHS Trust's estate, this partnership covers the Trust's whole estate spanning the county of Lancashire's full 1,189 square miles and population of around 1.5 million. Across the county the Trust has 102 sites from which it delivers the full range of mental health services and will work with Ryhurst to improve their day to day management

Ryhurst and LCFT will be equal shareholders in a joint venture partnership, a private company to be formed with three principal aims:

- To deliver high quality operational estates management services;
- To fund the capital for and develop new in-patient accommodation; and
- To reduce the number of sites the Trust uses and deliver estate and asset efficiency benefits for the Trust.

The partnership is being established at a very challenging time for the public sector and at a time when the NHS is about to undergo, perhaps the biggest re-organisation in its history. During this period, providing the clinical and estates services together with the quality built environments that will position LCFT as the provider of choice in their area, will be central to the Trust's future success. Through this partnership, Ryhurst is playing a central role in helping them achieve their service goals. "Ryhurst is an integral part of the Trust's team," says David Hay. "Operationally, our role is to assist the Trust in achieving its clinical service objectives by providing estates services of the highest quality. However, strategically we

must be in a position to provide the accurate and timely estates information needed to make informed decisions about future services and about the size and shape of their future estate.”

“We anticipate that as news about our partnership with Lancashire Care becomes more public, that interest in this approach will grow,” says David. “We believe that this will be the first of a number of whole estates partnerships in the health and social care sectors”.

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