

HEALTHCARE

FOCUS – 6 FACET SURVEY



INTRODUCTION

If the last few months have shown us anything it is how crucial healthcare provision is to all our lives and ensuring that we have healthcare estates that are maintained, adapted and agile will continue to be of national importance.

RLB's healthcare services combine our service leaders' experience and innovation, enabling clients to benefit from best in class advice for their healthcare projects, anywhere in the UK and across the world.

Our healthcare service offering is structured into three dedicated workstreams, aligned to our clients' needs. The structure and team ensure that we have the right expertise in the right place to be able to service our clients now and in the future. We believe our structure will support the drive for best practice and to deliver the best outcomes within the sector. **Our Workstreams can now provide a Health Trust with every service that they would require in regard to fulfilling their responsibilities to their estate and the built environment.**



The workstreams align with core healthcare sub-sectors Acute, Primary, Blue Light and Mental Health and are central to RLB's national healthcare plan and strategy. Our understanding as a business of these three workstreams and how they are all interlinked for our clients allow RLB to present a unique and bespoke offering and one that is delivered by inhouse colleagues. When delivering any one of the workstreams our teams embed holistic knowledge which allows us to provide a solution that fits with your overarching estates delivery requirement.

RLB have a proven track record of delivering services for the healthcare sector. With over 60 years' UK industry experience, we can be trusted to consider all eventualities, enabling clients to feel reassured that their assets are in safe hands.

RLB HEALTHCARE KEY STATISTICS

Over 1 million m²
of NHS estate surveyed

72 NHS Trusts
currently working with

Over £2bn
capital project delivered

FOCUS 6 FACET SURVEY



Facet 1

Physical
Condition

A risk based methodology for establishing backlog maintenance. Our team of healthcare experts undertake a detailed condition assessment of the estate on elemental performance of Building Fabric both internal and external, mechanical systems and electrical systems. Our reports provided detailed condition information, costing for backlog and pending backlog maintenance as well as a risk profile in accordance with HBN 008.

Dashboard reports are developed to analyse elemental performance as well as trend analysis giving information allowing intelligent decisions to be made on investment priorities.



Facet 2

Functional
Suitability

Functional suitability on the estate is assessed on the basis of three elements; internal space relationships, support facilities, and location.

Our bespoke outputs define opportunities for improvement and provide evidence if a building is functionally fit for purpose and has the required critical dimensions to deliver the required clinical service to modern HBN and HTM Standards. Holistic dashboard reports overlay function data with backlog profiles to inform investment conversations and decision making.

RLB draw on our expertise in the wider health sector and our understanding of capital programmes and master planning means in defining opportunities in functional suitability.



Facet 3

Space
Utilisation

This facet explores how well space is being used in both location and across time.

Our reporting templates allow analysis at a departmental level and merge to provide summary reporting at a trust level. Our reports can detail number of end users, staff levels, opening hours, GIA, current usage and use over time.

In order to gain a better understanding of the space utilisation facet an in depth study would need to be conducted, which looks at staff groups, working patterns, room use and clinical strategy which would allow for a more thorough report and robust findings.



Facet 4

Quality of
Environment

An assessment of the quality of the property environment takes into consideration three main elements: amenity; comfort engineering and design. Quality of environment provides and approvals of important and emotive issues such as patient and staff experience, privacy and confidentiality, appropriate wayfinding and signage systems and suitable fixtures and fittings.

Data from this facet are incorporated into the dashboard reports providing a deeper analysis of the requirements needed on a building by building basis. Addressing quality and function issues are important when making investment decisions.



Facet 5

Statutory
Compliance

This facet assesses the level of compliance of the estate on both a site wide and building basis about statutory legislation and Law and identifies any areas of deficiency. This includes a comprehensive gap analysis of all of the relevant documentation and audits.

RLB carry out block level site surveys and desktop studies of available historic information in considering the main elements of mandatory fire safety requirements and statutory safety legislation. Outputs from statutory compliance are of significant importance to backlog profiles and risk adjusted backlog figures.



Facet 6

Environmental
Management

We focus on assessing the organisations EM systems and the policies/procedures it has embedded into the organisation as well as its approach to sustainability. We undertake this facet on a site by site basis and encapsulate our finding into an executive summary report. Our review will include analysis of the trusts procurement policies in line with NHS procurement guidelines on carbon reduction, transport management and waste management including clinical waste and recycling. A study on Energy performance is undertaken and energy consumption data and utilities information is gathered, analysed and reported via the NHS Estate code Benchmarking.

OUR APPROACH

It is essential that the physical condition of the NHS estate is accurately assessed and maintained to ensure it is fit for purpose and safe for patients and staff.

RLB will undertake all activities involved in the completion of a 6 Facet property appraisal and in accordance with NHS Estate Code and Land and Property Appraisal and understand the data provides baseline information for HBN 00-08. The efficient management of healthcare estates and facilities.

Our healthcare team understand that the successful, accurate and timely production of 6 facet survey is vital for clients who are looking at making strategic decisions regarding their estate and complete their annual ERIC returns. Our understanding of this process means we fully engage at project inception so we ensure our programme and our deliverables meet clients' objectives .

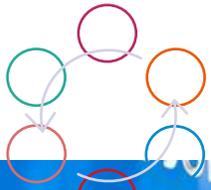
In a data driven world never has an accurate 6 facet data set been more important. Our team of healthcare experts can assist you in the interpretation of the data collected and the intelligence it can provide. We create a suite of bespoke dashboard reports that can be used to manage your estate, feed business cases or create capital programmes by analysing potential trends that allow strategic procurement.

Our team have vast experience of working with CAFM systems on various multi facet property appraisals for Acute Hospitals, Community Foundation Trusts and Shared Partnerships and have an in depth knowledge of data management and migration of property appraisal data to aid the service providers in their estate strategy, ERIC and PAM reporting and managing backlog maintenance.

We have provided surveys to a wide range of clients and cross sectors which have included but are not limited to: Universities, Schools, Academies, NHS Trusts, Public Sector Estates and Retail so can bring innovation from other sectors to the healthcare setting.



SELECTED EXPERIENCE



“RLB have integrated our 6 facet outputs effectively into our capital planning activities”



THE ROBERT
JONES
AGNES HUNT
ORTHOPEDIC
HOSPITAL
FOUNDATION
TRUST ▲



SOUTH
HUNSLEY
TRUST ◀



ROYAL BERKSHIRE
HOSPITAL
FOUNDATION
TRUST ▲

SELECTED EXPERIENCE



ROYAL UNITED HOSPITALS BATH (RUH) ◀ CITY OF BATH

RLB was commissioned to undertake a 6-facet survey across approx. 100,000m² hospital estate.

The survey captured traditional condition and compliance data supplemented with information on functional suitability, space utilisation, quality and energy management to ensure the client could make strategic decisions with holistic and accurate information.

Our experts ensured the survey was undertaken with minimal disruption to a busy hospital at a challenging time.

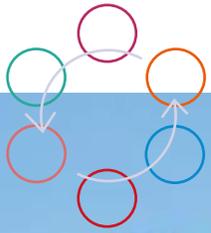
“I wanted to take the opportunity of commenting as to the brilliant attitude and manner in which the surveyors have gone about their task, in their treatment of the hospital and their excellent behaviours towards staff and colleagues.
The whole team have shown great professionalism and respect and it has been a very real pleasure to observe and learn from their work.”

RLB completed the RUH 6 Facet Survey in a highly collaborative way, with an excellent end product tailored to our specific requirements.

RLB successfully completed this work during the COVID-19 pandemic demonstrating flexibility and pragmatism to complete the commission.

OTHER EXPERIENCE

EXPERIENCE INCLUDES



ISLE OF
WIGHT NHS
PCT ▲

GEORGE ELIOT
HOSPITAL NHS
TRUST ▶



NORTH
LINCOLNSHIRE
& GOOLE NHS
TRUST ◀



“Personable,
enthusiastic,
professional and
efficient”



KEY DIFFERENTIATORS

EXPERIENCE INCLUDES

▶ ADDITIONAL SURVEYING SERVICES

- CAFM Support
- Expert Witness
- Defect Analysis
- Dilapidation Assessment
- Estates Rationalisation
- Fixed Asset Register Collection
- Fire Strategy
- Fire Compartmentation Survey
- Fire Risk Assessment
- Compliance Review
- Corporate Risk Management

▶ KEY DIFFERENTIATORS

- Healthcare Sector Leader
- Full in house capability
- 60 Years' Experience
- Bespoke and Flexible Approach
- Extended arm of your team - ONE team
- Data driven solution providing estate
- Intelligence
- Integrate 6 facet survey data into capital programme, business case and master planning activities
- Trusted advisors
- Innovation bought from other sectors
- Social Value Expertise

▶ ONE STOP SOLUTION



OUR TEAM



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