



# Kings College Hospital: Modular Outpatient Facility

Due to increased demand for its emergency services, Kings College Hospital needed to expand its emergency department. However, doing so would require the neighbouring outpatient clinic to be relocated to a new modular building within the existing car park area.

## The solution

With a successful track record of delivering modular building projects for NHS Trusts, Building Solutions (the specialist building and refurbishment arm of VINCI Facilities) was selected to conduct the enabling and associated works for the installation of the new modular outpatient facility, along with managing the installation process.

Now complete, the following aspects proved crucial to the successful delivery of the £1.3m 14-week project:

## Supply chain management

Building Solutions managed the 12-strong supply chain, including managing MPH – the firm responsible for installing the new facility.

To maximise the strength of the supply chain, Building Solutions held weekly meetings with all parties and provided relevant training along with robust site inductions.

## Health and safety

The works required a 30m trench to be dug between an adjacent building and the new facility in order for new utility and IT provisions to be laid. This saw Building Solutions conduct an underground radar survey to identify any unknown services prior to excavating, in turn minimising risk and maximising safety.

## Efficient logistics

As the hospital was to remain fully operational throughout the works, it was vital for Building Solutions to establish efficient logistical operations, particularly as the site has a single point of entry/exit for vehicles. This was especially important during the weekend of the modular build, which saw 22 lorries deliver modular parts. Building Solutions ensured that these supplies were housed at a near-by off-site location and a traffic management plan was introduced to ensure each lorry could be called onto site at 20-minute intervals. This enabled an efficient process where the components were sequentially craned from the lorries into position with minimal disruption to the surrounding area.

## Understanding and challenging the brief

Building Solutions' strong experience enabled it to challenge the brief when necessary and to suggest more suitable alternatives. For example, as the modular building was to be placed on foundation pads, the brief proposed that all drainage pass beneath the facility. However, Building Solutions identified that the limited access underneath would create problems for ongoing maintenance. Therefore, it developed an alternative approach that saw drainage run around the building to a large drain at the front. This revised approach removed access issues and was delivered without any additional costs.

## SCOPE OF WORKS

- » Foundation pads.
- » Gas, water and electrical provisions.
- » Waste service connections.
- » Perimeter fencing.
- » Ramps.
- » Car park reconfiguration.
- » Fire alarms.
- » Security systems.
- » IT systems.
- » Access control systems.
- » Personal attack alarms.
- » BMS interfaces.

## KEY RESULTS

- » Delivered on budget and on time.
- » Building Solutions achieved zero accidents and passed all four of the Trust's H&S audits with zero issues being identified.
- » £350k was spent with local supply chain partners.
- » A satisfaction survey saw the client score Building Solutions a full 10/10 in many areas, including Overall Performance, Technical Knowledge, Health and Safety, Environment, Operational Delivery, Quality and Compliance.



**BUILDING SOLUTIONS**



**King's College Hospital**  
NHS Foundation Trust

For further details, please contact:

Steve Edgson: 07901 104415, [steve.edgson@vincifacilities.com](mailto:steve.edgson@vincifacilities.com)  
Matt Hickman: 07711 597741, [matt.hickman@vincifacilities.com](mailto:matt.hickman@vincifacilities.com)