

Lytham Primary Care Centre Newsletter

Issue Three Spring 2009

The new Lytham Primary Care Centre to open on time

The construction process is over two-thirds of the way through the project and is on track to complete for the 27 April 2009. The building is now wind and waterproof which allows access into all areas to commence finishing touches.

The external perimeter scaffold has now been dismantled revealing for the first time the quality of the building's design and construction. The only outstanding features to complete on the external of the building are the two entrance canopies, which are now in progress. The individual structures surrounding the main building are also well advanced.

The second phase construction to the existing car park has been completed within the programme timescales. This allows North Lancashire NHS Teaching Primary Care Trust to fully utilise all the extra car parking spaces that have been provided in the second phase of construction.

Main contractor Allenbuild and Primary Asset have been in discussions with Flyde Borough Council's Tree Officer to perfect the landscaping of external areas. Agreement has now been reached on a programme of retention and new planting for both existing and new car park areas.

Internally, Allenbuild have completed two sample rooms for inspection, one a GP consulting room and the other is a treatment room. These were inspected by members of the GP

Build update: The story so far...



Practice and PCT in December 2008. This is another key milestone, which allows the team to move forward with confidence on the finishing trades in all other rooms. Allenbuild's disciplined approach has ensured programme dates have been met and a high standard of finish achieved throughout.



Minor treatment room

Practices look forward to new primary care centre



Practice staff from Holland House Medical Centre and Fernbank Surgery

Holland House and Fernbank Surgery practices currently work from converted accommodation in the centre of Lytham. They provide general medical services to a combined population of around 12,000 patients. The Practice Managers, Heather Kynaston of Holland House and Diane Eaton of Fernbank comment on the design process so far, and look to their Practices' future in a state-of-the-art Primary Care Centre.

“As both practices have expanded we have outgrown the existing premises and are looking forward to relocating to the new Primary Care Centre on the old Lytham hospital site.

“Over the last two years we have worked closely with the developers, Primary Asset, and North Lancashire Teaching PCT, offering input and feedback on areas such as the overall accommodation plan and the final fit-out.

“From spring next year our patients will be able to access a wider range of medical services than are currently available from our existing location. These services will be easily accessible in modern, well-designed premises.”

Whilst the two practices will maintain their own identities, doctors and staff are both very much looking forward to working from the same purpose-built accommodation at the new site. Here they will provide patients with enhanced services in a superior setting.

Clifton pharmacy relocates to Lytham Primary Care Centre

The new pharmacy within the Lytham Primary Care Centre will be managed and operated by Paul Minton and his pharmacy team, who will relocate from their current address at Clifton Pharmacy, Church Road, to the new Primary Care Centre when it opens to the public in May of this year.

Named MedicX Pharmacy, the new facility will provide not only the traditional dispensing and sales of medicines but a range of new pharmacy services too.

A patient information area including a touch screen health unit displaying local health information, as well as a comfortable seating area, with a large plasma TV screen showing a dedicated TV health channel will be included within the pharmacy.

The pharmacy will offer a wide range of services including a lifestyle assessment programme, helping people gauge their current health whilst providing top tips on how to improve and maintain their wellbeing in the future. A number of additional healthcare services such as acupuncture, aromatherapy and physiotherapy will also be available, alongside an osteopath and podiatrist using two private consultation rooms within the pharmacy.

Indicative MedicX Pharmacy interior



Seeing the bigger picture with Lytham's new X-Ray facilities

The Lytham Primary Care Centre will contain a modern diagnostic x-ray facility, providing a major benefit for the local population.

The diagnostic facility will consist of a purpose designed x-ray room, equipped to produce the most modern digital images for the GPs and other clinicians who refer patients to this unit. This digital facility will allow, at the touch of a button, the doctor to access all the images of a patient produced at Lytham Primary Care Centre. By being linked to Blackpool Victoria Hospital's image store, all the patient's specialist scans and reports that are stored there will be available to the GPs at Lytham.

This system will ultimately integrate any images and reports taken at Lytham and collate them with any taken of this patient at other hospitals.

For example, if a Lytham resident had a fall whilst on holiday, any x-ray pictures taken whilst away could be accessed by their local GP on their return home thus allowing the treatment to continue without delay.

The ergonomics of the equipment are also innovative. One feature is the x-ray table is not fixed, but elevates up and down to make getting on and off much easier. This is safer for the patient than needing to use steps for a fixed height unit.

X-Ray equipment to be used in Lytham Primary Care Centre



Sustainable development at Lytham

Primary Asset believes it is the company's duty to help set and continually review the standards by which their industry measures the sustainability of the built environment they create. They will endeavour to incorporate as many sustainable elements as possible into their designs through discussions with the users and environmental agencies.

Primary Asset has designed-in several sustainable features to the Lytham Primary Care Centre development. These include rain water harvesting system, solar panels and a carbon dioxide monitoring system.

Rain water collected from the roof by the harvesting system is retained in two storage tanks under the car park area. This water is then filtered and cleaned using UV filters and used within the building to flush toilets.

Using a rainwater harvesting system reduces water usage by 20-30%

It is one of Primary Asset's design principles to incorporate as much natural light and natural ventilation into its buildings. These panels will provide electrical power to heat the domestic hot water within the building.

Part of Primary Asset's design principals is to incorporate as much natural light and natural ventilation into their buildings. To ensure Lytham Primary Care Centre has the optimum amount of fresh air Primary Asset has incorporated a carbon dioxide monitoring system which has sensors throughout the building, particularly in waiting areas where patient build-up is greater.

Primary Asset recognise that environmental protection, resource efficiency and sustainable development are all necessary to ensure environmental damage is limited and that positive actions are taken to improve the environment for future generations.

Your chance to win £100 worth of Booths vouchers

Plus a VIP tour of the new Lytham Primary Care Centre before it officially opens!



Treasured memorabilia revealed

A veritable treasure trove of memorabilia, dating back to the late 1800's, has recently been revealed by the Friends of Lytham Patients.

The Friends have amassed a wide ranging collection of items over the years which provide a wonderful insight into the history of Lytham Hospital. Within the collection, items can be found such as the architect's drawings of the first hospital, a visitor's book dating back to 1871 plus the original shield bearing the Clifton crest, which was proudly displayed on the exterior of the hospital.

Prior to the creation of the NHS, funding for local hospitals was raised by the people of the community. This was achieved by the organisation of fetes, fairs and other similar events. With the formation of the NHS, Governors and Trustees of the Hospital then formed what is probably the first Hospital League of Friends in the country. Since this time, the Friends have raised and donated over £700,000 to the hospital to help with the provision of equipment and new buildings.

Lytham Hospital was first opened in 1871, funded entirely by Colonel John Talbot Clifton, Squire of Lytham at a cost of just £1,200. The two storey building provided four wards with a sum total of 16 beds, a mortuary in the yard and an operating room for "cases of a severe nature". Over the

last century, the hospital has expanded in size and capacity to offer more services to the community. However, the next evolution of the former hospital site will transform the primary care experience for local patients by offering enhanced access to a variety of new services located in a modern state-of-the-art building.

If you are interested and would like more information on the collection of memorabilia or the Friends of Lytham Patients, please contact Dr Michael Reid, Chairman of the Friends of Lytham Patients at michaelreid@edenhouse100.freeserve.uk

Primary Asset would like to thank Dr Reid for his factual contribution to this article.



The last quiz was won by Alison Williams, who comes from Lytham and is a patient at Holland House Medical Centre. She won £100 of Booths supermarket vouchers and was also presented with a bouquet of flowers. Full details can be found on the Primary Asset website www.primaryasset.com

For your chance to win £100 Booths vouchers plus the VIP tour just answer the following five questions.

Submit all your answers via email by 31 March 2009 to lytham-newsletter@primaryasset.com

1. What is the combined patient population of Fernbank Surgery and Holland House?
2. Who is the Practice Manager at Fernbank Surgery?
3. Which hospital's image store will Lytham Primary Care Centre be linked to?
4. What is the exact date when Lytham Primary Care Centre is due to complete?
5. By using a rain water harvesting system, what is the reduction in water usage?

The winner will be randomly selected from all the entries and announced in the next edition of the newsletter due summer 2009.

Sample of Lytham memorabilia

