

Report to: Capital Management Group June 2024

SUBJECT: Maxwell Suite Update

1.0 Purpose

1.1 The purpose of this paper is to present an update on the progress of planning the refurbishment of the Maxwell Suite

2.0 Context

2.1 The current Maxwell Suite has some design issues around robustness, confidentiality, patient dignity (no shower access) and staff welfare (restricted access to WC, drinks, cramped space for numbers of staff). It cannot be closed for more than a few hours for small maintenance work, so is difficult to upgrade without diverting the service.

3.0 Economic Case

An architect has been appointed to run a feasibility study on the following options.

3.1 Option 1

Close the Maxwell Suite and refurbish as one phase using existing footprint plus small gym adjacent.

Benefits	Disadvantages
Larger office for staff, soundproofed, with direct access to welfare (WC, beverages)	No feasible alternative provision so service would need to close for approx. 4 months.
Minimise wasted circulation area with entry to interview rooms straight from lobby	
Addition of WC for patient use	
Improved robustness on features - doors	

3.2 Option 2

Keep the Maxwell Suite operational and refurb the large adjacent (WLH) gym to create a new suite. Existing Maxwell Suite to be mothballed to be used as a decant and / or future MHUAC.

Benefits	Disadvantages
Larger office for staff, soundproofed, with direct access to welfare (WC, beverages)	Need to replace WLH gym – needs exploring, however options within existing WLH footprint
Minimise wasted circulation area with entry to interview rooms straight from lobby	
Addition of WC for patient use	
Improved robustness on features - doors	
No need to close the service whilst works undertaken	

4.0 Commercial Case

4.1 Architect and QS currently appointed for feasibility work ahead of August CMG.

5.0 Financial Case

- 5.1 Option 1 estimated at £560,000 inc VAT – this includes a replacement small gym but no allowance for alternative provision.
- 5.2 Option 2 to be costed.

6.0 Indicative Programme

Maxwell Suite												
Updated 13.06.24	Q1			Q2			Q3			Q4		
	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25
Feasibility and costs												
CMG paper												
Procure design team												
Full design												
Procure contractor												
Mobilisation												
On site works (depending on phasing)												