

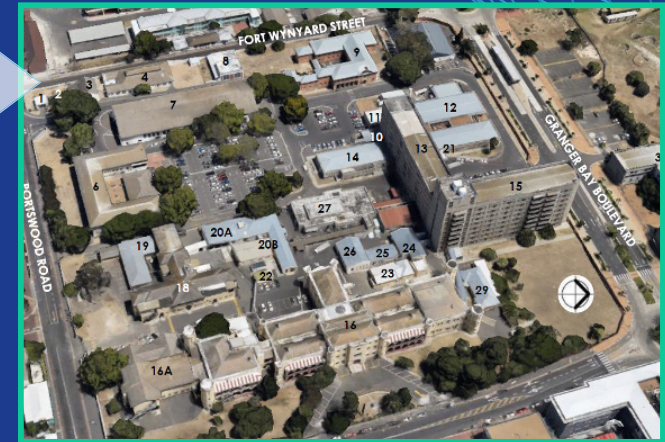
NEW SOMERSET HOSPITAL - R, R n R

PROJECT SUMMARY

The New Somerset Hospital (NSH) Repairs, Renovations, and Refurbishment (R, R n R) project is a critical infrastructure initiative aimed at addressing urgent maintenance and safety concerns at the New Somerset Hospital in Green Point, Cape Town. As a 352-bed regional hospital providing Level 2 healthcare services, NSH plays a pivotal role in the Western Cape's public health system, serving approximately 90,000 patients annually with an outpatient department that sees around 200 patients daily and maintains a 91% bed occupancy rate. The primary objective of the project is to undertake essential weatherproofing, structural repairs and fire safety upgrades across several key buildings within the hospital complex. These include the North Block, West Block, Shipley, Louis Blumberg, Medical Waste & Laundry, and Charles Murray buildings. The overarching goal is to mitigate significant health and safety risks to patients, staff and visitors, while simultaneously extending the operational lifespan of the facility. Aligned with the Western Cape Government's Vision-Inspired Priorities, the project supports the creation of safe and cohesive communities, promotes economic growth and job creation, empowers individuals, and contributes to spatial transformation and innovation. It embodies the Whole of Society Approach (WOSA), fostering collaboration between government, civil society, businesses and citizens to collectively improve public service delivery and community wellbeing.

Although the project is primarily maintenance-focused and does not mandate Net Zero implementation, it encourages the integration of environmentally sustainable design principles wherever feasible. Designers are instructed to adhere to a suite of technical memoranda that align with the Western Cape Government's sustainability and governance priorities. These include guidelines on planning, governance, environmental impact assessments, and empowerment considerations. In summary, the NSH R, R n R project is a strategically aligned, compliance-driven initiative that addresses urgent infrastructure needs while supporting broader societal goals. It reflects a commitment to safety, sustainability and collaborative governance, ensuring that New Somerset Hospital remains a resilient and effective healthcare facility for years to come.

MAP OF THE PROJECT



PROJECT STATUS



Emergency works are scheduled to commence as early as February 2026, with the full scope of work expected to be completed by 2028, subject to funding availability. This phased approach ensures that critical repairs are prioritised while maintaining the hospital's operational continuity. Compliance is a cornerstone of the project, requiring strict adherence to national and local regulatory frameworks. These include the South African National Standards (SANS), National Building Regulations (NBRs), local authority by-laws, heritage preservation requirements, and the Western Cape Department of Health and Wellness (WCDHW) technical memoranda. Additionally, the project must align with the Framework for Infrastructure Delivery and Procurement Management (FIDPM), the Public Finance Management Act (PFMA), the Municipal Finance Management Act (MFMA), and National Treasury regulations.

FINANCIAL NEEDS



Approximate value: R200 million

The project is funded through the Health Facility Revitalisation Grant (HFRG), with an estimated budget of R100 million for the first phase and further R100 million for the second phase.

KEY PARTIES



- Western Cape Government: Health and Wellness (WCDHW)
- Department of Infrastructure (WCG - DOI)
- Heritage Council
- City of Cape Town
- Professional Service Providers (PSP's)

TIMELINE



February 2026 - commence emergency works
Full scope of work for phase 1 expected to be completed in 2028.

PUBLIC/PRIVATE SECTOR OPPORTUNITY



The WCG is committed to improving people's lives and aims to move toward a WOSA (Whole of society approach) that promotes partnerships with:

- Citizens
- Civil society
- Businesses
- Other spheres of Government