



MAKING THE MOST OF NHS BUILDINGS AND LAND

Supporting local healthcare
improvements and saving money



NHS Property Services and Community Health Partnerships,
supporting local estate strategies to enable implementation
of NHS England's Five Year Forward View.

Making the most of NHS buildings and land

The NHS is in the process of transforming services in line with the Five Year Forward View. A critical part of delivering this vision is the drive for a more efficient estate, to free resources, and a transformed estate from which to deliver new service models.

There are significant opportunities for the NHS to use the existing estate more effectively:

- reduce running and holding costs
- reconfigure the estate to better meet commissioning needs
- share property (particularly with social care and the wider public sector)
- generate capital receipts for reinvestment
- ensure effective future investment.

The two NHS property companies, Community Health Partnerships and NHS Property Services, working on behalf of NHS England and the Department of Health, will provide expertise to local health systems to help them develop and implement local estate strategies.

We are supporting NHS England's drive to ensure that buildings and land operate efficiently for rapidly changing models of patient care.

Use strategic estates planning support to transform your local healthcare estate

The Department of Health and NHS England have asked NHS Property Services and Community Health Partnerships to provide strategic estates advice to assist commissioners.

The key principles underpinning this service are:

- **Independence** – and the need to plan in the best interests of whole healthcare systems
- **Customer focus** – and the understanding that different approaches might be required for different healthcare systems
- **Adding value** – by helping systems generate change that leads to real improvements in the efficiency and effectiveness of the estate.

NHS Property Services and Community Health Partnerships can help you:

- unlock space and cost within the estate
- deliver your changing, future estate infrastructure needs.

Our teams are well placed to help you realise the best value from the estate, for the benefit of patients and staff.

We can help you to achieve...

Five Year Forward View

The vision that guides how the NHS estate can be better used to shift care delivery to more integrated, community based services.



Support for change

We can help ensure NHS land and buildings are well-planned, fully utilised and efficiently run so affordable care is in the right place.

Expert strategic vision

We provide independent experts who offer specialist estate strategy support. We can help look for possible sources of financial support and will also work to help unblock constraints and red tape where possible.



Driving efficiencies

We're helping to reduce the NHS estate running costs through system improvements as well as releasing capital from surplus sites.

Five Year Forward View

The Five Year Forward View sets out a vision of care delivery shifting to more integrated, community based services.

The NHS estate must respond to the financial challenges to support greater integration of services and changing models of care that are closer to home.

Improved access to primary care is needed for a growing, ageing population, managing more chronic illnesses, and taking the strain off expensive hospital provision.

There is a big challenge to make better use of capital tied up in poorly-used estate that's expensive to run, and to free-up resources quickly for reinvestment, as well as to make land available for much needed housing and other infrastructure.



Our Strategic Estates Advisers support local health economies

Strengthen local partnerships

Rev

Support for change

We can help to ensure land and buildings are well-planned, fully utilised and efficiently run to support affordable care in the right place.

Community Health Partnerships and NHS Property Services will work with commissioners and NHS bodies, plus our partners in local government and other public sector organisations, to bring together stakeholders to improve community and primary care facilities.

We will provide each local health economy with an expert 'Strategic Estates Adviser' to help optimise the use of local buildings, reduce running costs and identify estate requirements that spring from commissioning plans.

Our expert advisers will also develop and help deliver plans for longer-term change and unlock constraints.



Review commissioning
+ provider plans



Assess estate



Expert strategic vision

We provide independent strategic estates advice, planning support, implementation back-up and ways to cut red tape.

NHS England and the Department of Health want Community Health Partnerships and NHS Property Services to provide our specialist advice service nationally, offering dedicated, independent support to every local health economy.

Our Strategic Estates Advisers can offer advice on funding sources. Our advisers have data and mapping tools for robust planning, access to a team of specialists and are networked, through CHP and NHS Property Services, to tackle obstacles to make best use of the estate.



Gap analysis + option development



Impl

Driving efficiencies

The following case studies show how we're helping to reduce the NHS estate running costs through system improvements as well as releasing capital from sites and buildings that have been declared surplus, releasing sites for housing and other local needs.

Going the extra mile at South Tees

NHS Property Services continues to support South Tees Clinical Commissioning Group's partnership IMProVE (Integrated Management and Proactive Care for the Vulnerable and Elderly) programme. This programme of work is now being implemented at pace and will lead to a significant reduction in vacant property and its associated costs, surplus site disposals that will realise capital receipts for reinvestment in the NHS and the improved use of a PFI hospital.

"NHS Property Services support has been particularly invaluable when we publicly consulted with patients around proposed changes to services and the hospital estate. The team has gone that extra mile to deliver project plans and milestones professionally and on time."

*Julie Stevens – Commissioning & Delivery Manager,
South Tees Clinical Commissioning Group*

Implementation plan



Support delivery

Driving efficiencies



Transforming mental health estate in York

In York, NHS Property Services is working to bring forward a strategy to help reconfigure our substantial mental health estate that includes the Grade I listed Bootham Park. We have already facilitated the relocation of some inpatient accommodation from Bootham Park and are in the process of refurbishing other ward accommodation. Our work will help identify the need for further investment in the mental health estate and the disposal of surplus estate that is no longer fit for purpose.

Saving and improving in Portsmouth

In Portsmouth, NHS Property Services is continuing to lead the implementation of a strategy to help commissioners and providers focus community health services at St Mary's Community Health Campus, and to vacate the Grade II listed parts of St James' Hospital that are no longer suitable for modern healthcare, with mental health services remaining in the more modern buildings at St James'. This will help the local health economy realise savings in estates running cost in the region of £3m per annum.



Unlocking potential systems savings in Widnes

In Widnes, Community Health Partnerships is helping turn an underused health centre building into an Urgent Care Centre so that local people have a real alternative to attending the A&E department that is eight miles away.



Some 25 rooms on the top floor have been used until now as offices. This space is now being turned over to clinical use with a welcoming reception, day beds plus a reception, X-ray facilities with leaded rooms, imaging and ultrasound facilities, diagnostics and an on-site pharmacy. The new centre should save the health system £150,000 a year and eventually cut A&E attendances by almost a quarter.

“Through our collaborative work with Community Health Partnerships, we had the opportunity to reduce unwanted NHS estate, reconfigure the remaining space and improve patient care, and that just made perfect sense to me. We came together very quickly, set out our stall and established our joint vision.”

*Dave Sweeney – Director of Transformation,
NHS Halton CCG & Halton Borough Council*

Key contacts



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