

One Public Estate Health Initiatives in London: Update based on July 2017 Quarterly Returns from Partnerships and Phase 6 Expression of Interest from New Partnerships

Phase	Partnership Name	Key Partners	Name of project(s)	Project Description	Funding allocated
P3	LB Barnet and WLA	London Borough of Barnet Barnet Clinical Commissioning Group Community Health Partnerships NHS Property Services Barnet, Engfield & Haringey Mental Health Trust Royal Free London NHS Foundation Trust	a) Integrated Health Estates Review: i) Edgware Community Hospital ii) Finchley Memorial Hospital	<p>Edgware Community Hospital. A study examining the potential for better use and development - including release of development sites for housing, cost savings, and the release of capital receipts.</p> <p>Update. [REDACTED]</p>	Mar-16
				<p>Finchley Memorial Hospital. A planning study examining the potential for development of the green space around Finchley Memorial Hospital, with a view to the generation of capital receipts which could be used for intensifying the use of the hospital has been developed. There is an opportunity of secure planning consent for enabling development (residential) along one edge of the site.</p> <p>Update. [REDACTED]</p>	Mar-16
P3	LB Croydon	London Borough of Croydon Croydon Health Services NHS Trust Croydon Clinical Commissioning Group NHS Property Services	To catalyse the delivery of sites with the objective of housing, increase capital revenues as well as driving efficiency savings. a) New Addington b) University College Hospital, Croydon c) Purley Clinic d) Tollgate/Westways	<p>Croydon University Hospital. A masterplan, feasibility and business case for reorganisation of the site to provide circa 150-200 homes alongside an improved A&E facility and affiliated amenities.</p> <p>Update. [REDACTED]</p>	Mar-16
				<p>New Addington. Assessment for a new circa 2,000 sq. ft. facility for 3 GPs and Minor Injuries Unit, freeing up land for housing on the current NHS estate. This project was aligned to the Council's emerging New Addington proposals but other options to consolidate the NHS estate can also be considered.</p> <p>Update. [REDACTED]</p>	Mar-16
				<p>Purley Clinic. Health facilities already located to hospital and the Purley site is now vacant. Due diligence to be undertaken and develop a feasibility with a view to possible acquisition and development.</p> <p>Update. [REDACTED]</p>	Mar-16
				<p>Tollgate & Westways. To explore expanded and enhanced service provision at Tollgate to incorporate a Child Development Centre service (currently provided at Westways). Scope will include a new build/refurbishment programme and delivery of up to 20 new homes on surplus land.</p> <p>Update. [REDACTED]</p>	Mar-16
P3	London Borough of Bexley	London Borough of Bexley London Borough of Lewisham Bexley Clinical Commissioning Group Oxleas NHS Trust Community Health Partnerships NHS Property Services	a) NHS Local Estates Strategy b) Corporate Strategy - 221 Erith Road Options Strategy	<p>NHS Local Estates Strategy. Technical support/feasibility on the viability of eight redundant Oxleas NHS Trust owned properties.</p> <p>Update. [REDACTED]</p>	Oct-16

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				<p>Corporate Strategy - 221 Erith Road Options Strategy. Feasibility for the redevelopment of 221 Erith Road with the aspiration of a beneficial mixed use development.</p> <p>Update. [REDACTED]</p>	
P4	London Borough of Brent	London Borough of Brent Brent Clinical Commissioning Group Central and North West London NHS Foundation Trust University of Westminster	a) Regeneration of Northwick Park with Public Sector Partners b) Review of Public Sector & Health Assets in the Borough and Alignment of Property Strategies.	<p>Review of Public Sector & Health Assets in the Borough and Alignment of Property Strategies. Completion of public sector review.</p> <p>Update: [REDACTED]</p> <p>Regeneration of Northwick Park with Public Sector Partners. Preparation of an integrated common master plan across The University of Westminster, Northwick Park & St Mark's Hospital, Network Homes land and Northwick Park Open Space, to develop an integrated transport infrastructure across the site, unlocking surplus, previously undevelopable land for mixed use redevelopment, increasing its value, enhancing access to the entire site and freeing capital for reinvestment.</p> <p>Update. [REDACTED]</p>	Oct-16
P4	London Borough of Lewisham	London Borough of Lewisham Lewisham & Greenwich NHS Trust Lewisham Clinical Commissioning Group South London & Maudsley NHS Trust GP Federation	a) Lewisham Hospital Site Reconfiguration b) Downham	<p>Lewisham Hospital Site Reconfiguration. The northern end of the Lewisham hospital site houses some older low rise property, and although predominantly Lewisham and Greenwich NHS Trust owned, also has the Council owned Registry Office. The Ladywell Unit is leased to SLaM and provides inpatient, accommodation for mental health patients. It was not built for its current use and is coming to the end of its operational life and the service will likely need to be re-planned. The site has potential for reconfiguration not least, to provide fit for purpose service accommodation in the form of the N2 Hub, improved accommodation for the Ladywell Unit, which may release land for other uses. Overall, across these and other areas of public sector land, the Ladywell area offers the potential for significant development – new fit for purpose operational space to meet transforming service needs, more than 1,000 new homes, new retail, leisure and employment space, infrastructure to support that growth and capital receipts to help fund that development.</p> <p>Update. [REDACTED]</p> <p>Downham. Proposal to redevelop Downham Health & Leisure Centre into Neighbourhood Care Network hub for South East Lewisham. The existing facility is a DCMS funded PFI project and comes with associated complex legal and commercial issues.</p> <p>Update. [REDACTED]</p>	Oct-16
P4	London Borough of Merton	London Borough of Merton South West London and St George's Mental Health Trust Community Health Partnerships NHS Property Services	a) Wilson Hospital Redevelopment	<p>Wilson Hospital Redevelopment. The Wilson Hospital site is located on Cranmer Road, Mitcham and amounts to some 1.8 hectares (c. 4.5 acres). The site currently comprises the Wilson Hospital, the Lodge building, a sub-station and a single pre-fabricated building, car parking and open parkland, interspersed with deciduous trees. Merton CCG and the LBM are in the process of engaging with key stakeholders and the community on proposals for the configuration of health, social and community services on the site. The discussions around the health services to be provided on the site are well advanced and are centred around the re-provision of services that are already in situ, the relocation of services from the Birches Close site and the provision of services that are not currently commissioned within the locality but for which there is a recognised need. The current proposals are likely to result in a building in the region of 7,000m2. In addition, there are on going discussions about the community activities that could be accommodated. Surplus land at the Wilson Hospital and Birches Close sites are proposed to be disposed of for residential development by NHS PS.</p> <p>Update. [REDACTED]</p>	Oct-16
P4	London Borough of Sutton	London Borough of Sutton Institute of Cancer Research Epsom St Helier University Hospital NHS Trust Royal Marsden NHS Foundation Trust	a) London Cancer Hub and sale of Sutton Hospital site	<p>London Cancer Hub and sale of Sutton Hospital site. Development of 26 hectares of brownfield land, in multiple public sector ownership, to create the world's largest life science cluster specialising in cancer research and treatment outside of the USA. The site, located in Belmont just south of Sutton Town Centre, is actively occupied by the Sutton campuses of the Institute of Cancer Research (ICR) and The Royal Marsden NHS Foundation Trust. Within The London Cancer Hub designated site boundary is land owned by Sutton Council. A new school is being developed on this land that will open in 2018. Also on the site, and key to redevelopment plans, is Epsom and St Helier University Hospitals NHS Trust's Sutton Hospital which is located to the centre and north of the site. Over the past ten years, almost all activities from the Sutton Hospital site have been moved to alternative hospitals. This has created an opportunity to reconfigure the entire Sutton site in a more efficient and productive way.</p> <p>Update. [REDACTED]</p>	Oct-16
P4	London Borough of Waltham Forest	London Borough of Waltham Forest Waltham Forest Clinical Commissioning Group St Bart's NHS Trust North East London Foundation Trust Community Health Partnerships	a) Care and Support Hubs	<p>Care and Support Hubs. The creation and delivery of community and health hubs in Waltham Forest to create efficiency savings and improve service delivery to residents.</p> <p>Update. [REDACTED]</p>	Oct-16
			c) Whipps Cross Hospital	<p>Whipps Cross Hospital. Redevelopment of the Whipps Cross site - Service redesign, Demand and Capacity analysis and estates planning, blueprint to create a new community asset, release of surplus NHS land.</p> <p>Update. [REDACTED]</p>	Oct-16

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P5	London Borough of Barking and Dagenham and London Borough of Havering	London Borough of Barking and Dagenham London Borough of Havering Barking & Dagenham Clinical Commissioning Group Redbridge and Havering Clinical Commissioning Group Community Health Partnerships	a) St George's Wellbeing Neighbourhood	St George's Wellbeing Neighbourhood. St George's Hospital in Hornchurch has been mostly vacated since Oct 2012. Redevelopment started in 2011 but was put on hold after the NHS changes in 2013. Havering CCG reinstated the redevelopment in 2014 and have designed a smaller health and wellbeing hub as part of the vanguard transformation work. New concept for a 'Wellbeing Neighbourhood' for a health and social care mixed development including social infrastructure. These services and the St George's site form an essential part of the delivery of health and social care services for the population of Havering. The capital receipt generated from the redevelopment will serve to deliver health and wellbeing services across the borough as well as creating essential social and key worker accommodation for the borough. Update. [REDACTED] [REDACTED] [REDACTED]	Mar-01
P5	London Borough of Lambeth	London Borough of Lambeth South London and Maudsley NHS Foundation Trust King's College Hospital NHS Foundation Trust Community Health Partnerships	a) Kings College Hospital Campus b) Brixton Health Hub c) Ward in the Community Building, Landlor Road d) Station House, Streatham	Kings College Hospital Campus. Project exploring the feasibility of redeveloping an UKPN owed site adjacent to KCH campus for additional hospital uses, increased employment space and enabling residential development. The funding is to help with the masterplan for the KCH campus and wider environs including the regeneration of Loughborough Junction and working with LBL, SLaM, LB Southwark, GLA plus other local landowners. Update. [REDACTED] [REDACTED] Brixton Health Hub. Options and feasibility study for health and care services in Brixton. Linked to this project is the potential of relocating an existing children's centre in Kennington to Brixton. If this was deemed feasible, it would release the GSTT freehold of the Mary Sheridan Centre for Children's Health, Wooden Spoon House. It would be sold and, subject to planning consent, would likely be redeveloped with housing. Other estate rationalisation is likely but, has not identified at this early stage. Update. [REDACTED] Ward in the Community Building, Landlor Road. Review of the Ward in the Community Building, Landor Road, Clapham. SLaM is undertaking a full evaluation of its Lambeth, estates strategy and as part of the process will be an assessment as to whether it uses this building for service consolidation or for disposal. If disposal is the agreed option then it is likely the building, subject to planning, will be sold for redevelopment as housing. If the building is retained, it will need to be refurbished to allow other relocations and rationalisation including the sale of the Brixton Rd properties and a lease exit at Beale House. Further clarity will be achieved post feasibility study. Update. [REDACTED] Station House, Streatham. Options assessment for the relocation of mental health services from Station House, Streatham. SLaM services may vacate Station House in 2018/19 either as part of a rationalisation or co-location into Gracefield Gardens. The expected benefits from this project are more integrated, customer focused community services, as part of the LCN development in South West Lambeth. Update. [REDACTED]	Mar-17
P6	London Borough of Newham	London Borough of Newham Newham Care Commissioning Group East London Foundation Trust Newham Health Collaborative	a) AFO partnership and JV	AFO partnership and JV. Proposal for a new partnership and arms-length Joint Venture company to provide a long-term solution for primary and social care estate within Newham.	Service and Asset Delivery Plan in development
P6	Royal Borough of Kingston	Royal Borough of Kingston Kingston Hospital NHS Foundation Trust NHS Kingston Clinical Commissioning Group	a) Key worker accommodation feasibility	Key worker accommodation feasibility. KHFT are currently undertaking a master planning exercise that will see Regent Wing become surplus to requirements leaving it open for redevelopment or disposal. KHFT are seeking funding to explore the potential for this property to be redeveloped for key worker accommodation or other residential housing options.	Service and Asset Delivery Plan in development
P6	West London Alliance	London Borough of Harrow London Borough of Ealing London Borough of Hammersmith & Fulham London Borough of Hounslow Joint Healthcare and Care Transformation Group NHS NWL Collaboration of CCGs Harrow Clinical Commissioning Group Hammersmith and Fulham Clinical Commissioning Group	a) Belmont Health Centre, Harrow b) White City Health Centre, Hammersmith & Fulham	Belmont Health Centre, Harrow. The repositioning and development of the Belmont Health Centre to provide a fit for purpose health facility for the east of the borough and support the redevelopment of three other sites which will contribute new community facilities and public realm around the Belmont Trail. Will contribute 119 new homes across the three sites. White City Health Centre, Hammersmith & Fulham. The redevelopment of multiple publically owned sites and buildings, including the existing health centre to create a new multi use community hub with facilities for multi agency service delivery and the creation of 200 new homes	Service and Asset Delivery Plan in development Service and Asset Delivery Plan in development