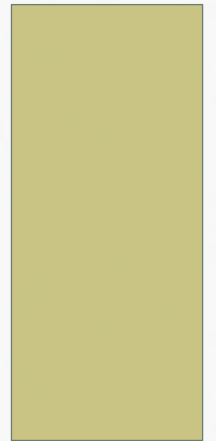


# TRANSFORMING THE NHS ESTATE

RICHARD DARCH



# TRANSFORMING THE NHS ESTATE

- Sustainability and Transformation Plans (STP's) are now well publicised and the scale of potential change is significant.
- Adding up the capital requirement across the footprints comes to £billions
- Yet the message is that there is limited public capital available and this position will remain until 2020.
- It is difficult to see how the changes presented can be delivered without changes to the estate and capital spend



# TRANSFORMING THE NHS ESTATE

- No other industry uses the term 'capital' in this way.
- Other sectors just call it 'debt'
- Danger of the language is that capital is seen as a free good and something to stand in line for.
- This detracts from good business sense and effective use of overall resources.



# TRANSFORMING THE NHS ESTATE

- Businesses that do not invest in their capital base will eventually lose out to competitors and go bust.
- In the NHS the service deteriorates and outmoded ways of working are locked in to a poor quality of infrastructure.
- Staff want and feel able to do things better if they had better equipment and better environments.
- *So change is marginal not transformational.*



# TRANSFORMING THE NHS ESTATE

- We need to provide pointers to policy makers on how to address the challenge with capital.
  - How it can be made available
  - How it can support transformation
  - How it can improve the patient experience and
  - How it can be affordable.
- *Let's start with how it can be afforded....*

# TRANSFORMING THE NHS ESTATE

- Develop don't sell
- Stewards not Managers





# TRANSFORMING THE NHS ESTATE



# TRANSFORMING THE NHS ESTATE

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## **Tesco Towers: supermarket enters the fray with a radical new solution to the housing crisis**



# TRANSFORMING THE NHS ESTATE



# TRANSFORMING THE NHS ESTATE





# TRANSFORMING THE NHS ESTATE



£1,220,000

2 2 848 sq. ft\*

2 bed flat for sale

New Kings Road, London SW6



Apartment 10 is situated on the second floor of the luxurious London Square New Kings Road development. This is expansive home offers 848 sq ft of generous open plan living.

Parsons Green (0.2 miles) Putney Bridge (0.4 miles)



Listed on 17th Nov 2016 by  
London Square - New Kings Road,  
SW6

020 7768 0475 \*\*

Contact

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# TRANSFORMING THE NHS ESTATE



£2,395,000

Offers in Excess of



# TRANSFORMING THE NHS ESTATE



Penthouse in a new residential complex  
in the Kreuzberg- Friedrichshain area, Berlin

**569,000 €** 5,367 €/m<sup>2</sup> [Mortgage calculator](#)

## Description

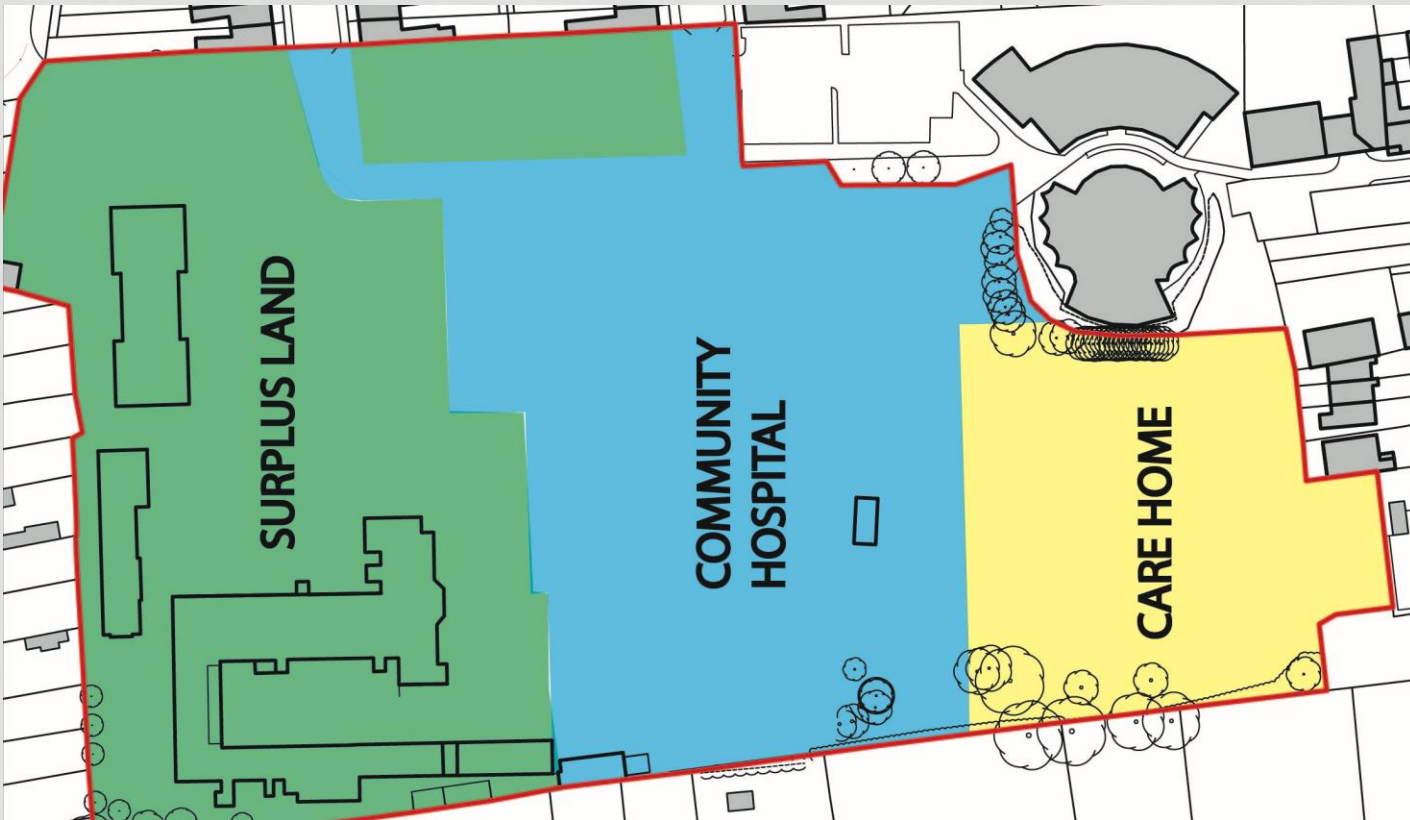
New modern quarter is located on an area of 26,000 m<sup>2</sup>. The complex is divided into 6 individual blocks, each with a parking and a room for prams. In the center will be created a park of 6700 m<sup>2</sup>.

Already planned infrastructure — a cafe on the corner section D, stores will be located on the ground floors. On the upper floors of the A and B blocks will be space for offices and medical practices. In section F — a kindergarten for 90–100 children.



# TRANSFORMING THE NHS ESTATE

Townlands, Henley; Land was zoned for alternative uses and planning brief produced to ensure protection of the site as a health campus



# TRANSFORMING THE NHS ESTATE





# TRANSFORMING THE NHS ESTATE

Bicester site part zoned for Residential use and capital receipt used as pre-payment for lease on new hospital. This enabled a cost neutral solution of new hospital delivered at no additional cost to the health system.



# TRANSFORMING THE NHS ESTATE

- How it can be made available...



# TRANSFORMING THE NHS ESTATE

- Fund
- Design/Develop
- Construct
- Asset Manage





- How it can support Transformation





# TRANSFORMING THE NHS ESTATE

- How it can support Transformation

## *Specializing In Long Term Acute Care*

**Providing Specialized Long Term Acute Care For Medically Complex Patients Who May Have The Following Diagnosis:**

- Multi system failure
- Respiratory failure on a ventilator
- Extensive wounds
- Chronic renal failure
- Infections requiring long term antibiotics



# TRANSFORMING THE NHS ESTATE

- How it can improve the patient experience
  - New Technologies
  - Targeted therapies,
  - Improved diagnostics

*The NHS should build a body of expertise in understanding this impact, sharing best practice and creating exemplar designs. Health Building Notes replaced with digital design knowledge.*



# TRANSFORMING THE NHS ESTATE

*The capacity exists in the NHS and partner sector to embrace this agenda and through leveraging off its assets deliver transformation. This would put the UK once again at the leading edge of health infrastructure design; technology led, process led and most importantly patient led.*

