NHS Property Services

Primary Care Premises Forum

Who we are

NHS Property Services brings property and facilities management expertise to our primary care portfolio

We act as both landlord and service provider

We are reducing costs, creating a more fit for purpose estate and generating vital funds that are reinvested back directly into the estate

3000 properties	537 professional/ 3,204 service delivery people
7,000 tenants	3.2m GIA 2.6m NIA
c.10% of the NHS estate	Over £3bn asset value

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Our properties

We manage a large, mixed use estate delivering primary care services across England

Our properties include:

- 1800 health centres, GP surgeries and clinics

- 300 community hospitals

- Almost 450 offices

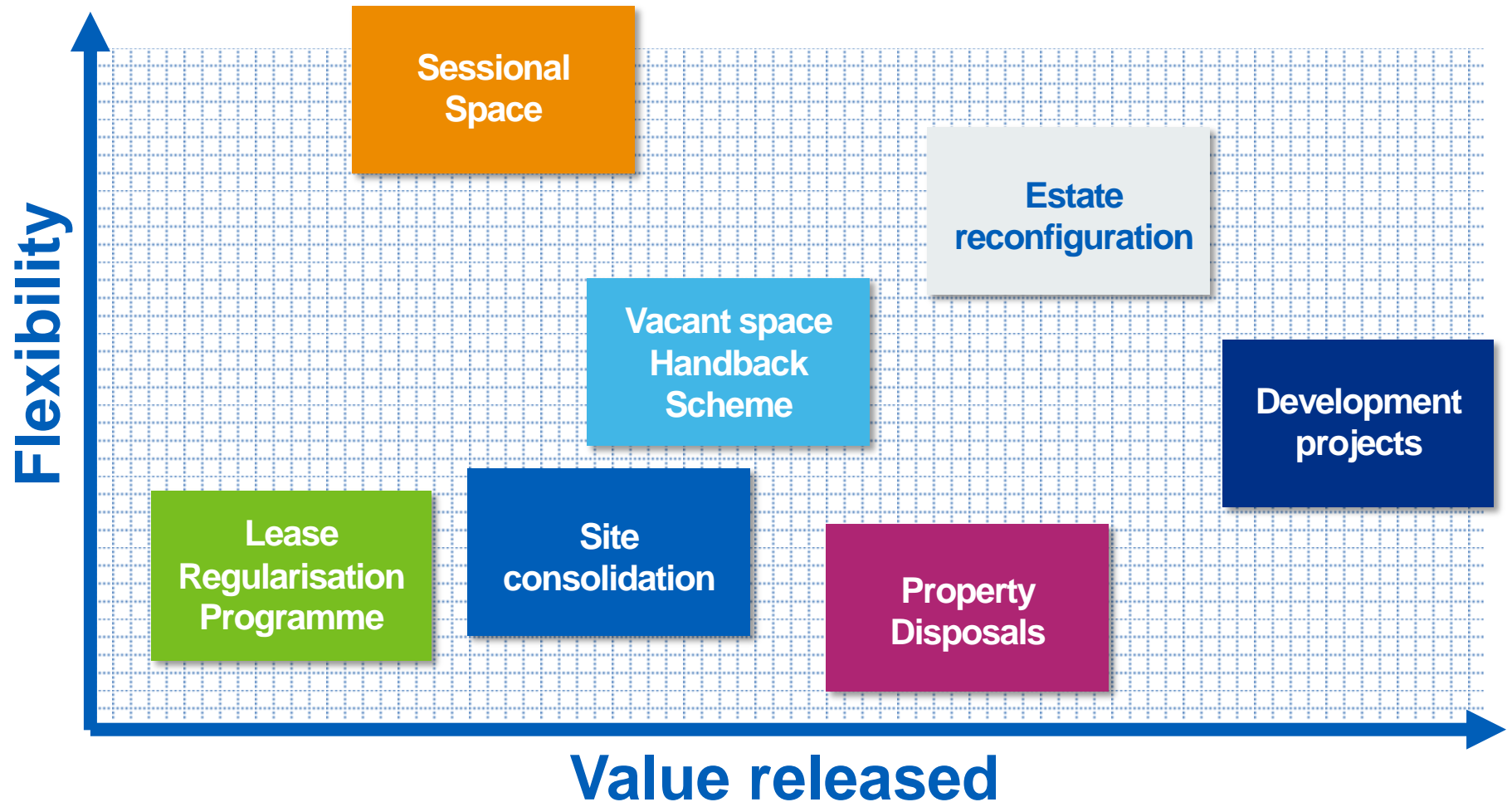- Over 70 nursing/care homes

Health hubs

GP surgeries

Community hospitals

Health centres

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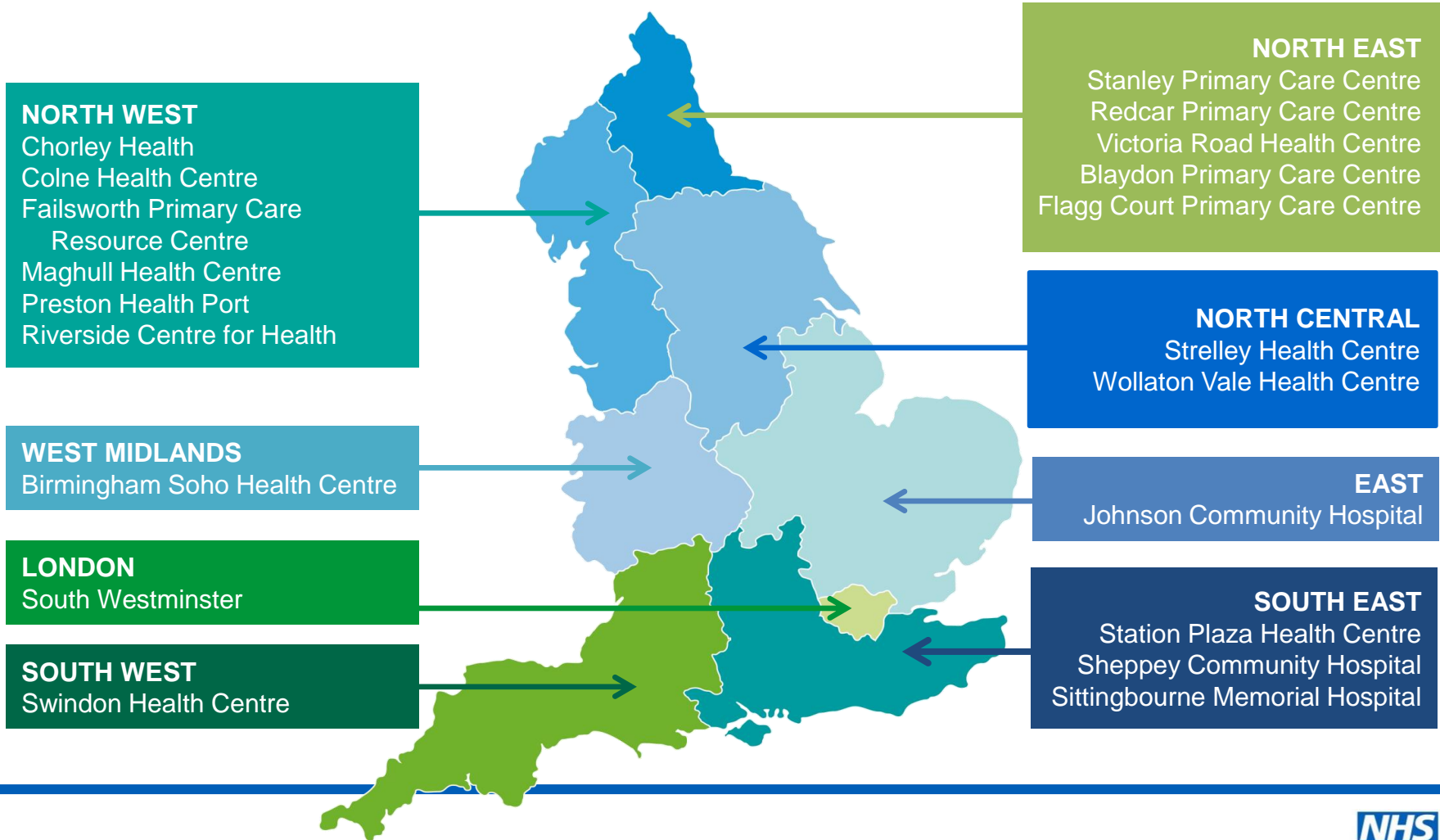
Improving NHS space utilisation

Vacant space handback scheme

- Introduced scheme to help commissioners cut the cost of empty space in buildings, leaving more to spend on frontline care

- One of a number of initiatives NHSPS is leading to improve space utilisation and reduce costs of the NHS estate

- Endorsed by the DH and NHS England

Sessional space: pilot locations

NORTH WEST
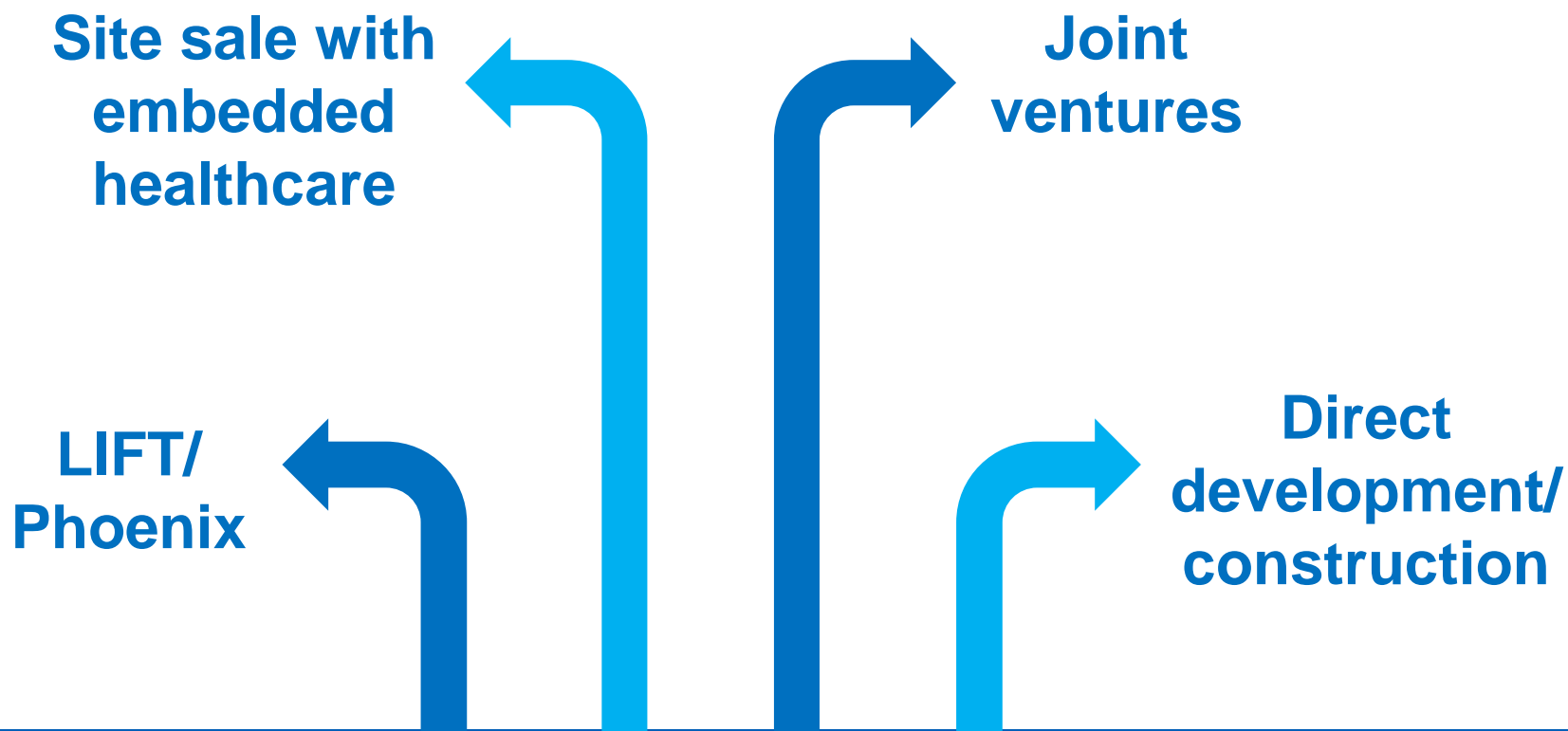Chorley Health
Colne Health Centre
Failsworth Primary Care
  Resource Centre
Maghull Health Centre
Preston Health Port
Riverside Centre for Health

WEST MIDLANDS
Birmingham Soho Health Centre

LONDON
South Westminster

SOUTH WEST
Swindon Health Centre

NORTH EAST
Stanley Primary Care Centre
Redcar Primary Care Centre
Victoria Road Health Centre
Blaydon Primary Care Centre
Flagg Court Primary Care Centre

NORTH CENTRAL
Strelley Health Centre
Wollaton Vale Health Centre

EAST
Johnson Community Hospital

SOUTH EAST
Station Plaza Health Centre
Sheppey Community Hospital
Sittingbourne Memorial Hospital

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Development pipeline

Initial analysis of NHSPS pipeline shows the scale of potential opportunity:

234,000 sqm
site area

£85M
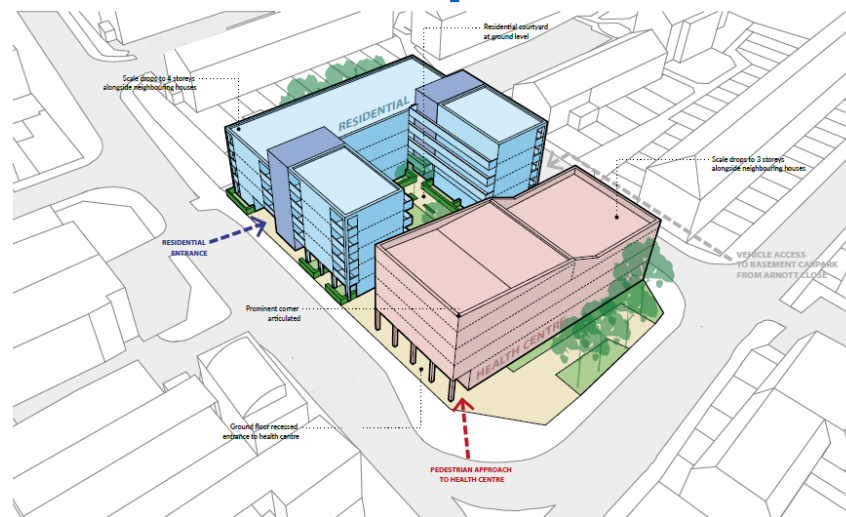pipeline value

1060
Housing units

Delivery routes

Site sale with embedded healthcare

Joint ventures

LIFT/ Phoenix

Direct development/ construction

NHS Property Services

Example development

Current use

Development

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Example development

Current use

Development

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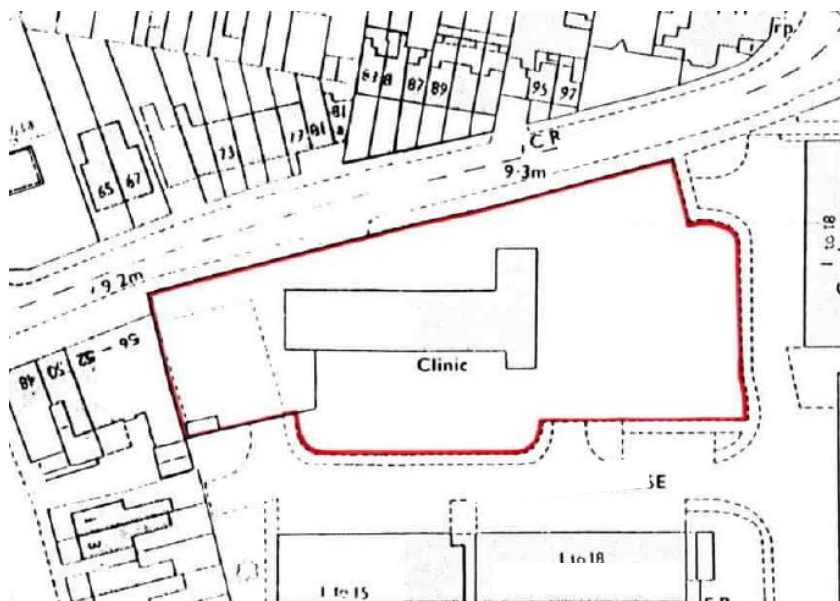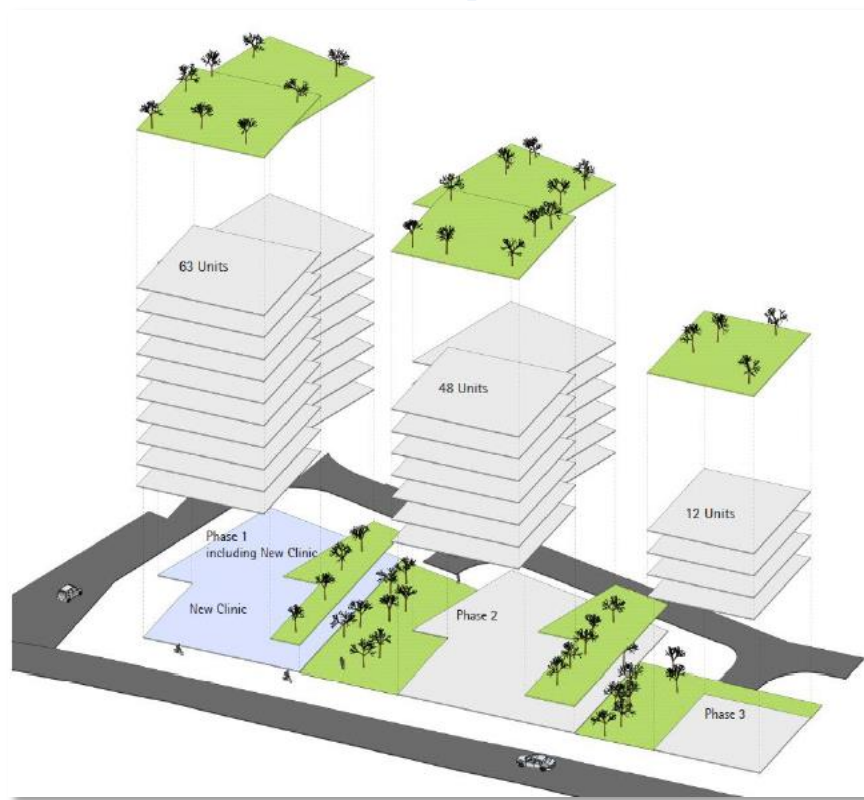
Constraints

- Shareholder controls

- Procurement

- Capital

- Resources

- Balance sheet

- Speculative development