

Making best use of the CHP estate – *the art of the possible*

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About us

We operate nationally through 49 LIFT Companies (LIFTCos) with head tenant responsibilities across 308 buildings and a property portfolio worth £2.7bn.

We support local building management through operational teams and ensure service standards are met.

ICB boundaries containing LIFT buildings

Region	No. of LIFT Buildings
Northwest	75
Northeast	67
Midlands and East of England	81
London	59
South	26

Our purpose is to provide innovative and sustainable spaces for patient care.

Our vision is to be a leader in shaping the care environment for locally-based services.

Our values guide how we work and are underpinned by a set of expected behaviours.



Commitment

- Do what we say we will do
- Work together
- Deliver solutions for our customers and partners



Accountability

- Lead by example
- Take responsibility for your words, actions and results
- Hold others to account



Respect

- Actively listen and feedback
- Treat people with dignity and professionalism
- Share information and knowledge



Inclusivity

- Value everyone for who they are
- Communicate effectively
- Be open minded

CHP values and behaviours

Our strategic aims

Leading the future shape of the care environment for the future, advising on policy as leaders and innovators

Working with partners and customers as part of the local integrated systems to provide facilities solutions

Delivering sustainable infrastructure, offering safe, flexible, well-used and welcoming spaces

Providing value for money to our partners and customers

Supporting our people to develop as individuals and as part of the local team

Supporting the NHS elective recovery plan through Community Diagnostic Centres

The national Community Diagnostic Centres (CDCs) Programme is a £2.3bn government initiative to support the backlog of elective care and aims to provide quicker diagnostic delivery closer to home.



10 operational CDCs delivered across the CHP estate



300k+ additional tests, checks and scans delivered across CHP CDC sites



Circa **£55m** CDC capital invested, of which £17m for building alterations



Improved utilisation across the LIFT portfolio by repurposing circa **1000m²** of void space

Lessons learnt from the CDC Programme

Partnership working and
collaboration is key

Plan ahead

Ensure clarity on key roles and
responsibilities

Legals

Lease restrictions

Practical issues

Clarity and identify potential legacy
issues/defects

Ensuring there are no outstanding
debt





Delivering productivity in North Central London

Objectives

- Deliver additional 1 million patient episodes
- Increase estate productivity by 35%

Partnership approach

We work across integrated health systems, engaging with commissioners and providers to enable place-based care.



Benefits

- Greatly improved access to diagnostics and MSK services in the community
- Better working environment
- 180,000 additional patient tests delivered
- Increased value for money of estate through improved utilisation
- Ultrasound academy developed (15 students already graduated)
- Disposal of unsuitable estate



Productivity Acceleration in Community Estates (PACE) Programme

CHP's PACE Programme is a national initiative, to prioritise the delivery of opportunities to increase productivity. It will support ICBs in their strategic initiatives and the outcome of their Infrastructure Strategies.



Increase patient activity across the CHP primary care estate



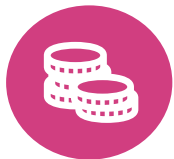
Drive up optimisation and revitalise underutilised space across the CHP portfolio



Enable improved place-based and integrated care across the CHP portfolio



Improve health outcomes for many local communities



Reduced cost per patient episode, delivering enhanced value for money



Secure the future of LIFT assets, as core, vibrant NHS community hubs

PACE Programme – In delivery



9 ICB initiatives established with **41 projects** to improve utilisation of bookable and other clinical space, eliminating void across London, South, North and Midlands regions.



10 operational CDC schemes delivered across the CHP portfolio. Circa **£55m** capital investment. Improving utilisation across the LIFT estate by repurposing circa **1000m²** of void space.



6 capital funded schemes, at **£8.53m**, targeting 405m² void and 203m² bookable space.



35 additional opportunities identified to achieve void reduction, utilising space through adaptations and reconfigurations.



PACE Programme examples



Marfleet Primary Health Care Centre, Hull - NE

- ✓ Improves utilisation, productivity and clinical capacity by converting 4 void (shell) dental rooms and associated space to 4 clinical rooms.



St Peters, Burnley - NW

- ✓ Improves utilisation of current void and bookable rooms. Relocation of services for increased primary care provision.



Baldry Gardens, Streatham - London

- ✓ Improves utilisation. Project variation to accommodate the relocation of GP services into Baldry Gardens.

CHP Capital Programme 2024/25

Case Study: Mount Gould Local Care Centre



A £6.9m CHP capital funded variation at **Mount Gould Local Care Centre** (LCC) in Plymouth is currently nearing completion.

The reconfigured facility will support the delivery of neurological services from a modern and fit-for-purpose environment, better serving the local population and region through increased appointment capacity and productivity.

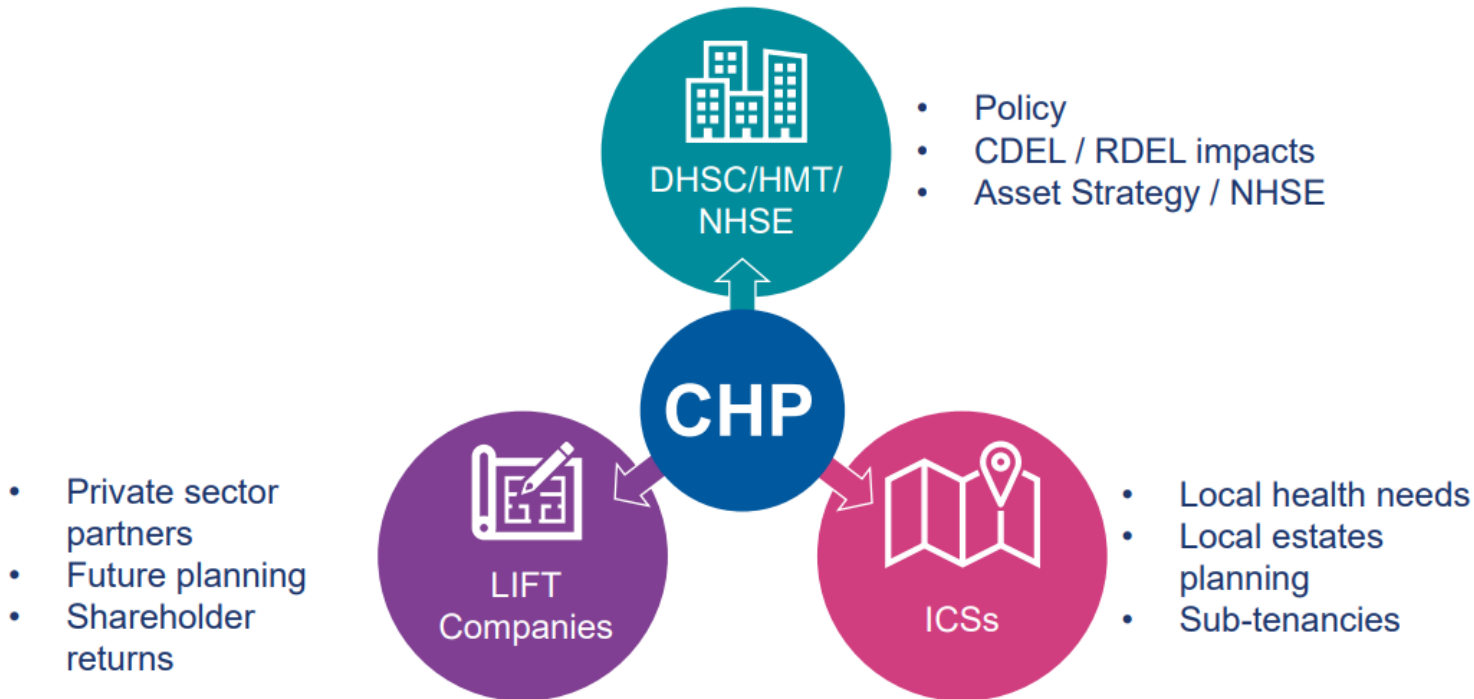
Impact and Outcomes

- ❖ **Significant CHP investment:** has been key in unlocking the challenges faced by the local health system with an aging NHS estate and limited capital.
- ❖ **Optimised Estate Utilisation:** repurposing existing estate to improve and provide additional service delivery leading to improved patient outcomes, as well as disposal of unfit for purpose facilities.
- ❖ **Collaborative Working:** The project is a testament to the power of collaboration. The partnership between NHSPS and CHP working alongside key NHS and private sector partners fostered a shared vision and streamlined decision-making to ensure the project's success.

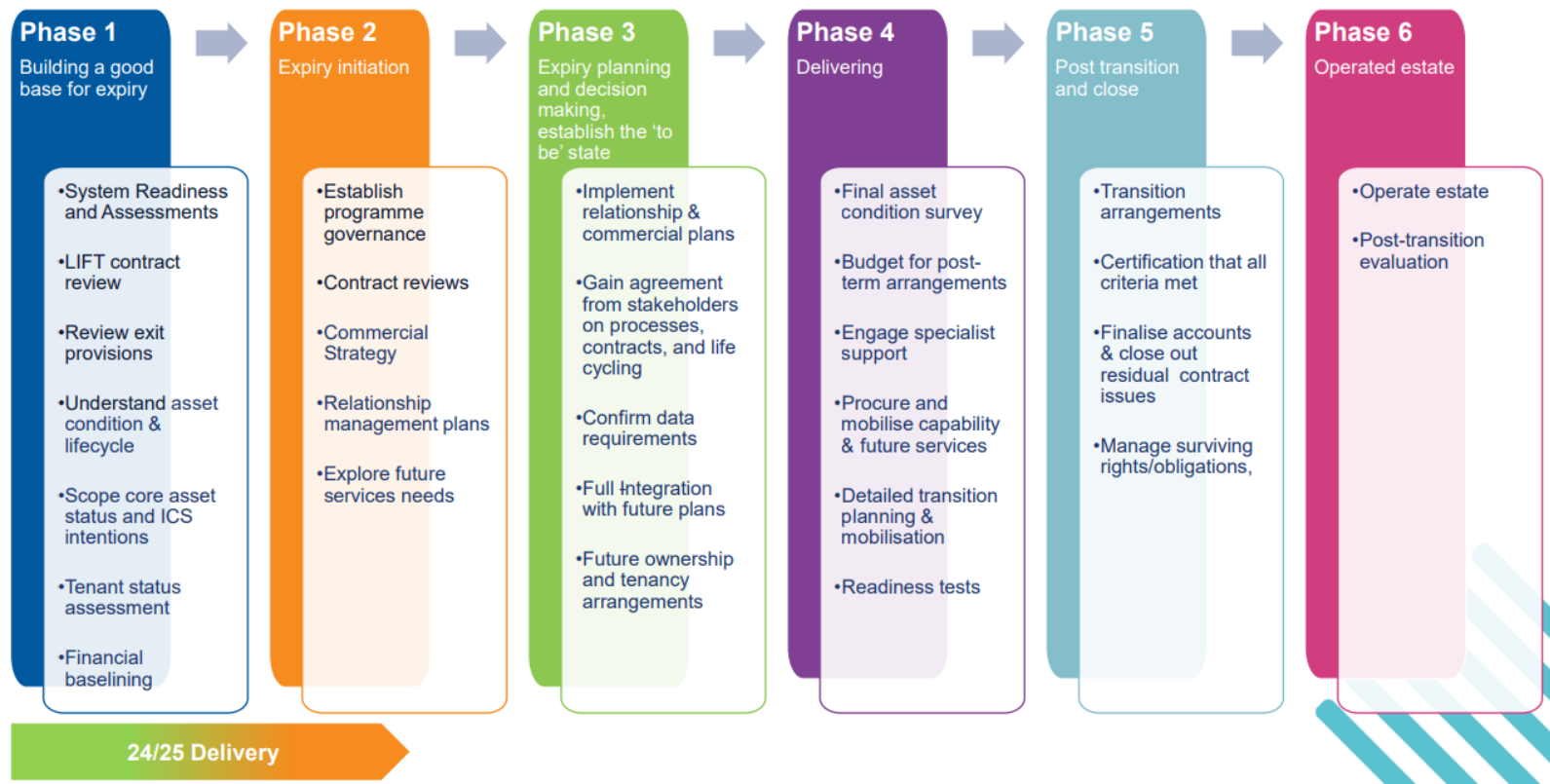


Securing the future LIFT assets

CHP plays a key role in delivering this programme



LIFT asset transition roadmap



Any Questions?



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