

Case Study

Supporting the build of a new health centre, partnering with multiple stakeholders

DULWICH COMMUNITY HOSPITAL, LONDON

Background

Site:

Cottage hospital situated on a large site. NHS Property Services (NHSPS) entered into a phased sale agreement for around 75% of the site with the Education Funding Agency in 2015 and into a ground lease with Community Health Partnership on the remainder. This is enabling a circa £25 million capital receipt to go back into the health system, the build of a new school and a new fit for purpose health centre through LIFTCO.

Customers/stakeholders:

- Southwark Clinical Commissioning Group (CCG)
- Education Funding Agency (purchaser of school site)
- Southwark Council (project managers for school build and planning authority)
- Dulwich Charter School
- Community Health Partnerships (CHP)
- Fulcrum (LIFTCO partner and project managers for the new health centre build)
- Willmott Dixon (LIFTCO Build Contractor)
- Kings College Hospital Trust
- Guys & St Thomas' Hospital Trust

NHSPS representatives:

- Gillian Sheeran, Senior Transaction Manager

The Challenge

There was a need for improved GP and community-based health services in Dulwich and the surrounding areas, making them more joined-up, accessible and convenient for patients. Southwark CCG decided to build a new health centre for Dulwich and south Southwark on the Dulwich Community Hospital site, but required support in developing the plans and build.

The existing site, which the council will be taking over to build a school on (as part of the Education Funding Agency project), needs to be prepared for handback upon completion of the new health centre, and the school team are keen to gain early access if possible to accelerate the school development programme.

The vacation of the existing site requires the support of the multiple tenants to enable a smooth relocation of services and continual provision of clinical services during the move.

The Solution

The repurposing of this underutilised site has enabled a circa £25 million capital receipt to go back into the health system, the build of a new school and a new fit for purpose health centre through LIFTCO.

Southwark CCG worked with CHP and LIFTCO in partnership with NHSPS to programme and fund the new build, with NHSPS (as land owner) ground-leasing to CHP to facilitate. NHSPS fed into the planning and build phasing process. The new health centre completion and hand over of the final land parcel to the school is planned for April 2020.

NHSPS has been leading the securing of vacant possession on the existing hospital site, working in partnership with Southwark CCG and other stakeholders to ensure clear and consistent messaging to current and future tenants, patients and the public.

Progress to date

Construction of the new health centre started in May 2018, and work is advancing well with the 'topping-out' stage of development being reached ahead of programme.

The school has completed Phase 1 of its build and NHSPS has assisted by allowing early access across part of remaining hospital site for construction workers and school children before sale completion.

NHSPS (in collaboration with other stakeholders) is now in conversations with the Charter School East Dulwich project team to determine whether safe access can be provided to part of the hospital building ahead of official vacant possession to further assist in bringing the school build forward.