

NHS Property Services: National Office Programme

NHS Property Services (NHSPS)

NHS Property Services is a property owner and manager, advisor and service provider, helping to shape the NHS estate for the future. As a government-owned company we have one goal: to ensure the NHS makes the right property choices to enable excellent patient care.

Today our portfolio is one of the largest in the UK, comprising more than 3,000 properties with 7,000 occupiers across England. At a total value of more than £3bn, this represents about 10% of the total NHS estate.

National Office Programme – what do we do?

Offices make up a significant proportion of the NHS estate, with NHSPS' portfolio alone covering approx. 400 office holdings (260 leaseholds and 140 freeholds), spanning 400,000 sqm and serving multiple NHS bodies. When looking at the total value of leases with an event (for example, renewal) in the next five years, office space makes up 60% of properties affected across the NHSPS portfolio. Therefore, our team of property management experts have a huge opportunity to drive efficiencies and system savings for the NHS.

How can we support the NHS?

We have a dedicated team responsible for reviewing opportunities within our office portfolio, with our clear goal always to drive value for the NHS. As well as managing the offices in our own portfolio, we provide consultancy services to the wider health sector including the Department of Health and Social Care office portfolio and the wider NHS office estate.



Lease events management: options assessments to inform decision making related to office lease events such as breaks and expiries.



Supporting office rationalisation and relocations to release leasehold space and freehold properties for disposal.



Providing project oversight and best practice for office consolidation projects nationally.



Supporting the national office portfolio management of the Department of Health and Social Care, and various NHS bodies.



Leading on the NHSPS Hub strategy programme for all of our core management office locations.



Promoting agile, modern working environments when refurbishing as part of consolidating or relocating.

Proving our value: how are we supporting the NHS?

Consolidating space, saving the NHS £6 million

120 The Broadway, Wimbledon



The local Clinical Commissioning Groups (CCGs) found that the space was vastly underutilised, and so there was an opportunity for consolidation coinciding with break options on many of the individual leases in June 2019.

We disposed of five leases (out of eight), consolidating down to three floors, through which we were able to reconfigure the floors and create a more fit for purpose working environment.

This will help save the NHS in excess of £6 million over five years, and provide more future flexibility for the occupants

Re-negotiating leases, saving £750,000 for the NHS

Newburn Riverside, Newcastle



NHSPS had five head leases across two office buildings, with customers including NHS England, Public Health England and the local Clinical Commissioning Group (CCG). The head leases were due to expire in March 2023 but included tenant break options in June 2019, which we were able to take advantage of using our expertise in lease negotiations.

Ahead of the notice date (December 2018), we made the landlord aware we were considering moving. Following several months' negotiations, we secured nine months' rent free and nil increases at rent reviews, generating total savings of over £750,000.

Consolidating space, saving the NHS £2 million

Bevan House and Regatta Place, Liverpool



NHSPS served as landlord to six NHS tenants including NHS England and the local Commissioning Support Unit (CSU), across two office buildings. The lease at Regatta Place had expired and was rented above market rate, whilst Bevan House was underutilised (a void of 45% below capacity).

After running an options assessment, NHSPS consolidated the NHS functions onto a smaller footprint (reduction of 500 sqm) within Regatta Place. This enabled the termination of the lease at Bevan House. By rationalising the NHS estate, we helped achieve savings of £2 million across a five-year period.

Meet the team

Our in-house team has national coverage, working with a range of stakeholders to provide specialist, comprehensive and robust property management advice.

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