

Case Study

Consolidating office space, saving £6 million for the NHS

120 THE BROADWAY
LONDON

Background

Site:

Six story office block in Wimbledon with eight leases

Customers:

- St George's, Merton and Wandsworth Clinical Commissioning Groups (CCGs)
- North East London Commissioning Support Unit

NHSPS representatives:

- Keir Emms, Senior Property Manager
- Karl Bartholomew, Principal National Office Programme Manager
- Glen Fong, Senior Property Analyst Manager
- Mark Hales, Senior Construction Manager

The Challenge

The CCGs undertook an evaluation of how the building was being used and discovered much vacant and underutilised space, e.g. some floors were at only 30% capacity. Working with NHSPS, negotiations were started to handback underutilised floors to the landlord.

Upon handing these floors back, the concentration of density onto the remaining floors would require a reconfiguration of the space.

The first break notice on the leases was also coming up fast (June 2018), and so we had to find a solution quickly in order to serve the notice on time.

The Solution

Out of the eight leases we handed back five and started work on remodelling the remaining three floors. This meant optimising the space for smart/agile working, a refurbishment project totalling £1 million, all undertaken by the NHSPS on behalf of the CCGs. We negotiated with the landlord for approval on this refurbishment, the underletting, and rectifying the original lease plans.

The Result

The CCG has moved into its newly refurbished space on two floors, with the handbacks scheduled for June 2019.

We've had great feedback from the tenants who are enjoying the new layout, equipment and the improved flexible/smart working it enables.

In terms of savings, getting out of five leases and consolidating the space our tenants use will help save £6 million for the NHS over five years.

