

## Case Study

# Reconfiguration of vacant space to save the NHS £2.5m

## LEVER CHAMBERS HEALTH CENTRE

### Background

<b>Investment (£)</b>	£800k
<b>Start date</b>	Nov 2019
<b>Completion date</b>	May 2020
<b>Architect</b>	Gilling Dod Architects
<b>Surveyors</b>	Eric Wright Ltd
<b>Construction company</b>	Triton Construction
<b>NHSPS lead</b>	<ul style="list-style-type: none"> <li>Mark Lloyd, Principal Construction Manager</li> <li>Mark Owens, Senior National Office Programme Manager</li> <li>Shabaz Aslam, Senior Property Manager</li> <li>Greg Carroll, Evaluation and Analytics Manager</li> <li>Janice Bentham, Facilities Coordinator</li> <li>Richard Howe, Lease Events Manager North</li> </ul>
<b>Customers</b>	Bolton CCG

### The Challenge

The lease at St Peters House (Bolton CCG's HQ) was nearing expiry and Bolton CCG were paying for a significant amount of vacant space (800 SQM) at nearby Lever Chambers Health Centre.

A strategy was required during a period of significant organisational transformation, to reduce the floorspace occupied and deliver cost savings.

### The Solution

There was an opportunity to exit St Peters House at lease expiry in February 2020, so time was of the essence for our National Office Programme to review the options available.

A deal was struck by our Lease Events Team with the landlord at Lever Chambers to restructure the existing lease by removing the 2023 lease break and committing to the facility for a further 10 years. This provided the opportunity for Bolton CCG to consolidate its functions onto a smaller footprint, reduce its vacant space and to terminate the lease at St Peters House.

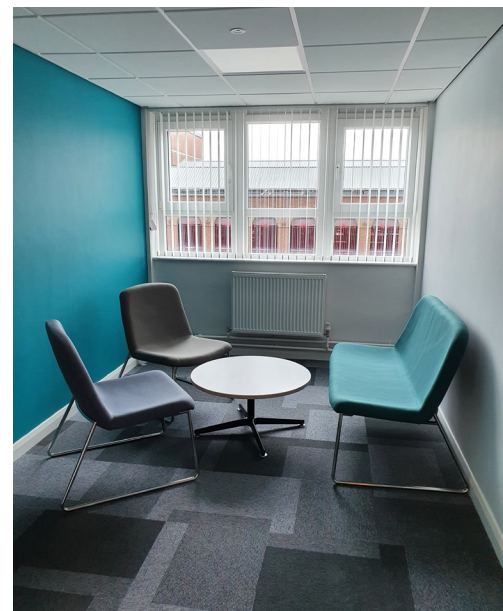
A capital contribution (the equivalent of 6 months' rent free) was negotiated with the landlord for planned construction works. We also invested £800,000 to enable this consolidation, as it required re-location of some services / functions and reconfiguration of the existing space.

We negotiated the removal of a clause which put NHS Property Services (NHSPS) at risk of a rental increase on part of the space, and removed the pass through of the pharmacy rent, which will benefit any future rent increase agreed between NHSPS and the pharmacy at review.

NHSPS put together a project team and started designing with careful consideration as multiple clinical service providers would have to be relocated within the building to amalgamate all the vacant space onto the third floor. Designs were completed in consultation with the CCG and clinical service providers which enabled the Construction team to tender out the work and firm up the capital costs. This meant a more robust financial proposal could be developed and submitted to the customer for approval.

Our Facilities Management (FM) team supported throughout the project and had significant involvement in the arrangements to transfer the required FM services.





## The Result

We have reduced vacant space at Lever Chambers by 50% as well as releasing 1,146 SQM, consolidating onto a smaller and more efficient footprint. This has delivered £2.5 million in savings to the NHS over a ten-year period.

Lever Chambers Health Centre includes reconfigured clinical and admin areas, refurbished rooms and increased capacity which will improve the patient and staff experience considerably. A greater number of bookable clinical rooms has enabled flexible use of space to meet changing and future needs.

The third floor of the health centre now accommodates the CCG Headquarters with space for 75 staff, including a large open plan office area, smaller offices and exec offices, meeting room suites and improved staff rest facilities.

Our Property Management team are now working closely with Bolton CCG to ensure St Peters House

is fully vacant by early September 2020 and its handed back to the landlord.

As with all construction projects, we have endeavoured to make the space more sustainable. LED light fittings have been used throughout the construction project in addition to sensor switching and more efficient heating on the third floor.

"We are delighted to have completed this strategically important project on behalf of NHS Bolton CCG. This has been a challenging but enjoyable project to deliver, not least because of the collaboration between NHSPS, Bolton CCG, Bolton FT and other stakeholders during a long period of disruption to clinical services at the property."

Mark Lloyd  
Principal Construction Manager, NHSPS