



HEALTHY PLACES

Delivering transformational projects for the NHS estate

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NHS Property Services (NHSPS) is expanding our Healthy Places programme to over 300 projects which will transform the NHS estate nationwide and enable excellent patient care.

Healthy Places focuses on the successful delivery of projects that enable improved health and social care, helping the NHS get the most from its estate and drive better outcomes for patients and clinicians. Projects range from refurbishments and new builds, to accommodating social prescribing initiatives, to estate optimisation and repurposing of vacant space.

All the projects support local NHS estate plans through collaboration with commissioners and wider Integrated Care System (ICS) partners. This allows rapid delivery of projects by aligning local and national property capacity and capability, knowledge sharing of best practice and continuous learning.

Becoming a Healthy Places project

Together with our NHS partners, we have aligned to place-based planning and prioritisation to focus on Healthy Places projects which:

- Support the NHS Long Term Plan objectives
- Deliver positive patient outcomes
- Supporting local health economy plans from Integrated Care System (ICS) or national customers, helping to fulfil their healthcare and estate strategies
- Enhancing collaboration across NHSPS to better support our customers.



Healthy Places so far

Our pilot programme in 2020/21 delivered 110 projects, either fully completing or reaching a significant milestone such as securing business case approval for investment. Through this we built a robust programme management framework that ensures deeper collaboration across NHSPS and with our customers for the year ahead.

[Read about the projects >](#)

This year we are expanding the programme to 300 primary and community estate projects that support over 4 million patients. Some of these projects will be carried over from last year – those we reached key milestones on – but over 200 are brand new and will cover a wider scope including Covid-19 recovery, supporting the Greener NHS agenda, and improving site accessibility. We will also be growing social prescribing spaces, introducing new NHS Open Space locations for flexible booking and improving NHS staff welfare areas.

“At a time when the NHS is facing challenges never seen before, these projects will be integral in helping to support the health service moving forwards. By using the estate more efficiently, over the coming years we can provide better quality spaces for the provision of healthcare, which will improve patients’ experience, as well as create better environments for healthcare professionals to deliver care.”



Across all our projects we are working in partnership with local and regional NHS teams to understand their priorities and how we can develop and deliver solutions together, so everyone gets the best possible care now, and in the future. Using our knowledge and experience of working with NHS teams across the country, we have also, importantly, been able to help share learnings and scale-up best practice that already exists within the health service.”

Martin Steele
Chief Executive Officer

Transforming spaces to deliver excellent patient care

Overall, the Healthy Places programme has the potential to deliver:

Improved places, spaces, and facilities

Multi-million investment in upgraded and new spaces in line with ICS priorities. This will provide:

 **150,000 sqm** of improved space

 **c.20** new Integrated Health and Wellbeing Centres


 **56** Social Prescribing Hubs

 **150** new NHS Open Space locations

Improved estate efficiency

We will optimise the estate to remove surplus space for re-use (refurbishment or reconfiguration) or we will work with Clinical Commissioning Groups (CCGs) and ICSs to release space for disposal. This will mean:

 Removing **100,000+ sqm** of vacant space

 Realising **£180+ million** in disposal receipts, some of which – with [our new disposal policy](#) – can be reinvested directly back into local NHS estate. This is equivalent to:


 **26,000** hip replacements

 **3,100** doctors' annual salary

 **54** new GP surgeries

Financial sustainability


Through estate optimisation, property management, and business alignment we will reduce financial liabilities for the NHS.

 For example, this will mean removing **c.£100 million** of backlog maintenance liabilities and saving millions in running costs

Supporting patients, workforce, and community

We will improve spaces, facilities and working environments that will put patients at the heart of what we do.

 Over the next three years, projects from both this and last year's programme will benefit **over 4 million** patients and **thousands** of health and social care staff who work in these buildings.

 We will seek to make a **positive environmental impact** with all our projects, pursuing energy efficient initiatives to help achieve the [Greener NHS](#) net zero carbon goal.



Exploring our Healthy Places projects

To offer a small snapshot of some of these projects, they include:



Devizes Integrated Care Centre

£10 million new centre being developed, increasing the area's primary care capacity, out of hospital urgent care services, extended hours services provision and a range of other healthcare services. In 2020/1 we secured full business case approval, and work begins in June 2021.



Kennedy Way Medical Centre

Opened in May 2021, this new facility provides a long-awaited replacement of the cramped and dated accommodation at two former health centres. It houses consulting, treatment and phlebotomy rooms, a training space for clinicians and a digital facility allowing patients to have remote consultations without the need to travel.



Chiswick Health Centre

With planning permission and business case approval secured in 2020/21, in the coming year we will mobilise this new development. As well as a new healthcare facility, this site will offer 55 new affordable homes for health workers, and a new public community garden.



Hythe and Dibden Memorial Hospital

Now on site and due to complete in Spring 2022, this £10 million new facility will provide a welcoming, fit for purpose and high-quality space for patients and staff. It will offer a wider range of services within a smaller and more efficient footprint, compared to the previous building, making more efficient use of NHS space to deliver excellent patient care.

Learn more about Healthy Places

If you would like to learn more about our Healthy Places programmes and get updates on our latest project news, please visit our website.

[Learn more >](#)

And if you would like to speak to our team, please get in touch with our Customer Support Centre.

[Get in touch >](#)

