



**Great Yarmouth  
and Waveney**  
Clinical Commissioning Group

Your Ref:  
Our Ref: MC/AS

09 May 2018

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Dear ██████████

**Notification of NHS assets being surplus to NHS requirements - Halesworth (Patrick Stead) Hospital [PSH] Site**

**1. Overview**

- 1.1 The Great Yarmouth & Waveney (GYW) CCG has been evaluating services and configuration of the above hospital site. The outcome of the evaluation is that two of the buildings on the site are now declared surplus to NHS requirements and are available for disposal by NHSPS.
- 1.2 This notification sets out the detail of the areas being declared surplus.

## 2. Site plan



## 3. Surplus Area

- 3.1 The PSH site accommodates a GP practice and land which they have committed for other social care purposes. These areas are outside the scope of this letter of surplus requirement, but their consideration is necessary to ensure they retain appropriate access to their assets.
- 3.2 The CCG have been careful to ensure that the site area being declared surplus offers a realistic opportunity for NHSPS to market and dispose of the surplus assets securing best value in that process.
- 3.3 The local community have indicated that they are asking for the community hospital to be considered a community asset with all of the attendant implications. The CCG are keen to support this approach by the local community, but recognise that the future of the hospital will be decided by best business interest tests.
- 3.4 Consideration of how the site can provide parking to replace that which will be lost by the disposal of the assets is also to be explored with NHSPS, with the CCG using LSI Architects as their professional advisers in this respect.
- 3.5 As the services that are currently housed in the assets being declared surplus are to be moved, there will be a concurrent brief for the reconfiguration of the Rayner Green building (to be retained). The NHSPS capital team have accordingly been informed of

this requirement, with the detailed specification to be communicated once the requirements have been agreed with the service providers.

- 3.6 The surplus area is broadly set out below. In summary this retains the GP practice but disposes the PSH and Physiotherapy buildings but retaining Rayner Green building as set out in the red line below. The detail parameters of this red line to be agreed with NHSPS particularly around where the liability for the access roads will lie.



#### 4. Conclusion

- 4.1 NHSPS are asked to note the preliminary notification sent by email 2 May 2018 and acknowledge this more formal notification. CCG advisors will continue to work with NHSPS to effect a competent and transition from the current to the revised arrangements with a view to new service arrangements being in place within this calendar year.

Yours sincerely

**Melanie Craig**  
Chief Officer  
Great Yarmouth & Waveney CCG

cc. Sadie Parker, Director of Primary Care

