

## **Warwickshire Shadow Health and Wellbeing Board**

**17 July 2012**

### **Future Ownership & Management of Estate in the Ownership of Primary Care Trusts in England**

#### **Recommendation**

That the Health and Wellbeing Board notes the current position regarding capital transfer

#### **1. Introduction**

- 1.1 The guidance 'PCT Estate – Future Ownership of the PCT Estate' was published on 4<sup>th</sup> August and required PCTs to consider and recommend properties that could be transferred to a Community Foundation Trust, Foundation Trust or NHS Trust upon their abolition in 2013.
- 1.2 NHS West Midlands issued supplementary guidance which set out the 10 tests that needed to be satisfied in order that a recommendation for transfer can be made.
- 1.3 A report was submitted to the Cluster Trust Board at its meeting on the 14<sup>th</sup> September, 2011, making a number of recommendations for further discussion with providers and the 6 CCGs within the Cluster. During September and early October we have held a series of discussions with both SWFT and the CWPT regarding property transfer and applied the ten tests to the property portfolio to identify those properties that could transfer.
- 1.4 We have also received letters from SWFT and CWPT requesting the transfer of a number of properties.
- 1.5 A report has been submitted to the six CCGs in the Arden Cluster and their views have been recorded.

#### **2.0 Request for Transfer from NHS Warwickshire to SWFT**

- 2.1 SWFT have requested that the following properties are transferred to them:

- Royal Leamington Spa Rehabilitation Hospital(RLSH)
  - The Ellen Badger Hospital in Shipston
  - The following clinics:- Coleshill Clinic, Crown Way Clinic, Orchard Centre, Kenilworth Clinic, Southam Clinic
- 2.2 Analysis of the RLSH has demonstrated that it meets the tests as more than 50% of the space if used to deliver clinical services and 93% of the building is occupied by the Trust.
- 2.3 Analysis of the Ellen Badger Hospital also demonstrates that the tests are met. However the CCG have made the following points in respect of Ellen Badger:-
- Could there be a pause in the transfer process pending the Strategic Outline Case for the redevelopment of services in Shipston; - *the strategic outline case has not yet been formally approved therefore there is no reason to retain the property on this basis*
  - Should consideration be given to the fact that there had been a feasibility study undertaken prior to the guidance being issued? Any transfer would blur the issues with the possible Shipston development. – *the Trust are a key stakeholder in the Shipston development and transferring the property to them would strengthen this position*
- 2.4 In respect of the transfer of clinics, it is quite clear that the majority use of the building is team base/admin for teams that do not operate in the building. It is therefore not patient facing and is not critical clinical infrastructure.

### **3. Requests for Transfer from NHS Warwickshire to CWPT**

- 3.1 The CWPT have requested that the following property transfers to them:

- Ashby House (freehold)

- 3.2 The freehold of Ashby House, the land on which Ashby House sits, should be transferred with adequate protection for the remainder of the Bramcote Hospital site being included.

### **4. NHS Property Services**

NHS Property Services Ltd has been established as a limited company, 100% owned by the Department of Health. It will have transferred to it all property that has not been transferred to Providers on the abolition of PCTs in 2013. It is expected that nationally 30% of the PCT-owned Estate will transfer to Providers.

The main purpose of NHS Property Services Ltd will be to:-

- Ensure Fitness for Purpose of properties for delivery of Clinical Services;

- Hold property for use by Community and Primary Care Providers;
- Deliver Value for Money Property Services;
- Cut costs of administering the Estate by consolidating the management nationally of over 150 Estates;
- Deliver and develop cost effective property solutions for Community Health Services and dispose of property surplus to NHS requirements.

## **5. Recommendations**

5.1 The following recommendations for the transfer of property have been made to NHS West Midlands and have Chairs and Chief Executive approval under delegated powers from the Cluster Board:

5.2 Property to transfer to SWFT from NHS Warwickshire:-

- Royal Leamington Spa Rehabilitation Hospital
- Ellen Badger Hospital, Shipston on Stour

5.3 Property to transfer to CWPT from NHS Warwickshire:-

- The freehold interest of the land at Ashby Lodge

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