



DISPOSAL STRATEGY - LAND FOR HOUSING

**DEPARTMENT OF HEALTH &
NATIONAL HEALTH SERVICE (NHS)**

DISPOSAL STRATEGY - LAND FOR HOUSING

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**DEPARTMENT OF HEALTH & NATIONAL
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Prepared by Gateway Review and Estates & Facilities Division (GREFD)

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Executive summary

The National Health Service (NHS) has one of the largest estates in England and possibly Europe. This estate ranges from buildings dating back to Victorian times to the most modern facilities in the world. It is in a state of constant reconfiguration as it is changed to meet the needs of high quality clinical services of an ever-changing population as efficiently as possible.

Given its size and constant change, the NHS will own land which is no longer required, nor likely in future to be needed for health service purposes. That surplus land is a public asset and therefore should be used for greatest benefit of the local population. The initiative to accelerate the release of public sector land for development, which was announced by Grant Shapps, Minister of State for Housing and Local Government on the 8th June 2011 is such a benefit, which the NHS can contribute significantly to.

Not only will identifying and disposing of surplus land help local communities, but it will directly help the NHS. Surplus land costs money to maintain which is better used to directly provide healthcare services and contribute to the £20 billion savings the NHS will deliver before 2015.

Identifying and disposing of surplus land in the NHS is therefore a win-win proposition for everybody. This document sets out the strategy for how this will be achieved.

INTRODUCTION

1. In line with the Chancellor's Plan for Growth and the Minister of State for Housing and Local Government's announcement on 8th June 2011 in respect of Accelerating the Release of Public Sector Land for Development, the Department of Health has been asked to prepare a Disposal Strategy for surplus land owned by itself and the NHS trusts for sites over 0.25 hectares which have the potential to be developed for housing.
2. This strategy is in two parts, firstly that relating to the estate owned by NHS Trusts and secondly that owned by the Department.
3. Over 87% of the NHS land is owned by individual NHS trusts who have direct responsibility and accountability for its management and, if surplus, its disposal. In preparing this strategy for surplus land for housing, it needs to be recognised at the outset the relationship that the Department has with NHS trusts. Whilst the Department can be held accountable for delivery in respect of property in its ownership, it cannot be held accountable for delivery of any specific number of homes by the NHS.

PART 1 – THE NHS ESTATE

Background

4. The NHS estate is owned and managed by individual NHS trusts who are directly accountable for its performance. The NHS retains income from sales to invest in local healthcare. Annual returns submitted to the Department show that the total land area of the NHS estate has fallen from 8,600 hectares in 1999-2000 to 7,461 in 2009-10. Much of the land disposed of, will have been redeveloped for housing, however, data has not been collected centrally on the number delivered.
5. The Government's policy for the NHS is that the Trusts that provide healthcare have a high degree of autonomy and that they are freed from central government control and direction to enable them to have their primary focus on delivering safe, efficient and effective healthcare for the patients they serve. The Department's strategy for surplus NHS land for

housing recognises the relationship that the Department has with NHS trusts that is defined by this Government policy.

6. This part of the disposal strategy for the NHS sets out:

- The actions that the Department has taken to date.
- The high-level outcome of a recent data collection exercise.
- Risks and barriers.
- The current enablers for the NHS to release land.
- Other possible future enablers that the Department will be considering further.
- How the Department will seek to monitor progress having regard to the relationship it has with the NHS.

Action already taken

7. The Department has already taken the following action:

- Informed the NHS of the initiative by issuing a Dear Colleague letter.
http://www.dh.gov.uk/en/Publicationsandstatistics/Lettersandcircul ars/Dearcolleagueletters/DH_128624
- Undertaken an information collection exercise (return date 23 August 2011 extended from 12 August 2011) of surplus land for housing owned by NHS trusts the results of which have been passed to the Homes & Communities Agency (HCA) for them to analyse. The information collection will be undertaken on an annual basis at a time to be agreed with the HCA.
- Advised the NHS, via the Dear Colleague letter mentioned above, of the assistance the HCA are able to offer.

8. The NHS is expected to place surplus land on the electronic Property Information Mapping Service (e-PIMS). There are currently over 300 separate entries from NHS trusts on the Register. The Estates Departments of Strategic Health Authorities are available to provide advice to NHS trusts on managing property disposals. The Department has made available guidance to the NHS, Estatecode, which includes a section of advice in relation to the disposal of surplus land and buildings. The guidance covers such matters as town planning, decommissioning, contamination, methods of disposal, overage or clawback, phased payments.

Information from the NHS Trust data collection

9. Based on the data provided by the NHS, the HCA has undertaken an analysis for those sites identified as likely to be suitable for housing. The position as at the 7th September 2011 is summarised below. These numbers are an estimate at this date only and therefore will change both in terms of number and timing in response to local decisions in the NHS. The Department would stress it cannot be held accountable either for its accuracy or its delivery.

NHS Body	Year of Disposal 2011/12		Year of Disposal 2012/13		Year of Disposal 2013/14		Year of Disposal 2014/15		Year of Disposal beyond 2014/15	
	No of Homes	Ha	No of Homes	Ha	No of Homes	Ha	No of Homes	Ha	No of Homes	Ha
Latest Estimate	3,430	156	3,732	157	1,580	85	819	36	128	4

10. This data is based on returns from 367 of the 402 NHS Trusts that were asked to respond. A brief summary of the sites over 0.25 hectares identified for housing is shown at Annex A. The Department has published separately further details of the information received from NHS Trusts and this can be found at

http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_129982

It is likely that other sites will be identified for disposal by NHS trusts during in the future. These lists exclude those sites where the NHS Trust considers details of them to be sensitive at this time.

11. From the information received, the majority of the sites are generally of small to medium size with only very few being over 5 hectares. They are predominantly in urban areas with existing buildings which have or will become available due to service reconfigurations. The majority of the surplus properties identified by NHS trusts are likely to be used for housing but there is a significant number that are likely to be used for other purposes e.g. commercial and community. It should be noted that NHS trusts were not required to included properties that were likely to continue to be used for health related uses

Risks and Barriers

12. There are a number of risk and barriers to sites being released for sale including:
- Being linked to service reconfigurations
 - Alternative facilities being available (which could be linked to funding or suitable sites)
 - Physical constraints e.g. existing buildings, access, infrastructure, title
 - Town planning
 - Scheme viability

Current enablers for NHS trusts to release land

13. The NHS, through the Quality Innovation Productivity and Performance (QIPP) programme is already working to produce efficiency savings of up to £20 billion by 2015. The primary mechanisms for delivering the savings will be the redesign and restructuring of clinical and support services. However, it is anticipated that a byproduct will include the opportunity to reduce the quantity of buildings and land required to provide safe high quality healthcare. As well as potentially producing a capital receipt from a sale, reducing the level of surplus and under-utilised land will help to achieve these savings by;
- elimination of running costs such as lighting, rates, heating, security and maintenance, and;
 - reduction in the financial costs of holding the land as an asset including the Public Dividend Capital (PDC) dividend and the opportunity costs of holding the land.
14. Other mechanisms to help to achieve the up to £20 billion savings required are included within the QIPP programme. The QIPP National Workstream: Back Office Efficiency and Management Optimisation report specifically identifies the NHS estate, including land, as an area of potential savings and includes the NHS Premises Assurance Model (PAM) as a suggested Non-Financial Indicator. The NHS PAM, based on work originally started by HM Treasury under the Public Value Programme (PVP), allows efficient use of the NHS estate to be identified.

15. There has been a deliberate and structured reduction in the tariff paid to providers of NHS care for a wide range of healthcare activities. This reduction necessarily focuses NHS provider organisations on the task of delivering efficiency savings including the use of land and property.
16. The Public Dividend Capital (PDC) (Cost of Capital) dividend represents a cost that is charged on NHS Trusts. It is calculated as 3.5% of the value of an organisation's average relevant net assets, which will include land and buildings. Therefore disposing of land would reduce this cost.

Consideration of Potential Future Enablers

17. Consideration is being given to providing new enablers to the NHS which provide clear benefits of patient care and public engagement and may deliver more surplus land. The introduction of any additional new enablers must be consistent with the legislative, financial and regulatory elements of the new NHS Landscape. This approach is consistent with maintaining the independence of the NHS through support rather than forcing them to take action.
18. While QIPP will be the overarching approach to ensuring the NHS estate is efficiently used, and therefore the amount of surplus land held is minimised, the Department is considering other specific enablers including:
 - **Publishing data on their estate locally:** By publishing data on their estate locally, NHS Trusts provide the public with the opportunity to consider for themselves whether the estate is being best used;
 - **Providing resources through the Foundation Trust Financing Facility (FTFF) to facilitate reconfiguration of clinical services:** The primary objectives of all reconfigurations are improving the delivery of patient care, they can also release assets for disposal as part of the reconfiguration. The income from such disposals can be needed to deliver the reconfiguration. Therefore the timing of cash flows received by the NHS from disposal can be critical. Help to improve the timing of such cash flows, by the Department through the FTFF, would enable improvements in services to be delivered more quickly.
 - **Assistance in implementation:** The Department of Health is currently looking at options for how Primary Care Trust (PCT)

property not taken into the ownership by other NHS trusts when PCTs cease to exist will be held. Consideration is currently being given as to how the holding body may also help in the implementation of some of the potential enablers identified above.

Accountabilities

19. As mentioned in Paragraph 3 above, the Department cannot be held accountable for delivery of any specific number of homes by the NHS on their surplus land. It will, however, ensure that the annual information gathering exercise referred to in Paragraph 7 above will include a requirement to provide information as to what has occurred in respect of properties that were included on previous returns but are not on a current return e.g. they have been sold, no longer surplus.
20. Should the HCA require more frequent updates, the Department will work with them to see how this might be achieved but it would expect this to be only required for the top 10-20 sites.
21. Having regard to the legislative and regulatory elements of the new NHS landscape, the Department will work to assist in the early release of NHS land in order to achieve the potential housing numbers identified by the HCA and shown in Paragraph 9 above.

PART 2 - THE DEPARTMENT OF HEALTH ESTATE

Background

22. The Department has direct responsibility for those properties which form part of its core civil estate or are occupied by its Arm's Length Bodies. In the main this comprises office accommodation (mainly leasehold) but also some specialist property, in particular that occupied by the Health Protection Agency or NHS Blood & Transplant. None of this estate which may be surplus is suitable for redevelopment with housing.
23. The Department also holds property known as the 'retained estate'. This is property which was not transferred to the ownership of NHS trusts at the time of their creation as at the time there was no identified long term NHS requirement. The Department has for many years been selling

this estate and since the mid-1990s over £2billion has been generated from these sales. Between 2005 and 2007 nearly 100 properties within the 'retained estate' were transferred to the ownership of English Partnerships (now the Homes and Communities Agency) which it was estimated would provide around 12,000 new homes. Including this portfolio transfer, the HCA has previously estimated that the sites sold by the Department will be capable of generating close to 50,000 new homes.

24. The Department is therefore coming to an end of the disposal of the 'retained estate' and of those properties that do remain there are relatively few that are suitable for housing.

How sales of the Retained Estate are managed

25. The management and disposal of the 'retained estate' is undertaken by a team of four property surveyors within the Department's Gateway Reviews and Estates & Facilities Division each of whom have over 30 years experience of property disposals. External advisers are appointed as required to deal with such matters as marketing, town planning, legal and other specialist areas.

Sites for housing within the Retained Estate

26. Listed below are details of sites within the retained estate over 0.25 hectares that have potential for development for housing. Further details of the properties, potential housing capacity, current strategy, constraints etc in respect of each is given at Annex B.

Property	Site Area (hectares)	Estimated Housing Nos.	Estimated Disposal Date
Part Harperbury Hospital, Radlett	94.00 (including farm land)	225-400	2013/14
Part Little Plumstead Hospital, Norwich	10.00	155	2012/13
Land at Royal Shrewsbury Hospital North, Shrewsbury	3.63	60	Part 2012/13 Part 2013/14
Land at Rooley Avenue, Bradford	3.64 (including access strip)	174	2011/12 (possibly 2012/13)

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Land at Peasley Cross, St Helen's	1.59	39	2012/13
Land at Harps Close, Sudbury	1.30	30	2012/13
Former Leicester Frith Farm, Leicester	0.59	10	2011/12
Land adjoining Bucknall Hospital, Bucknall	0.48	15	2012/13 (possibly 2013/14)
Land at Michigan Way, Totton	0.43	10	2011/12

Future Strategy

27. Where appropriate, the Department will continue to seek planning consent prior to marketing so as to maximise the value and remove uncertainties. Having regard to the disparate location of the sites and the difference in timing of marketing, they will be marketed on an individual basis adopting a sale method as advised by the appointed marketing agents. Where there is surplus adjacent land in public ownership, we will work with those landowners so as to ensure the best overall strategy to achieve best value and optimum development.
28. The terms of disposal will reflect the development economics of the specific site and the risks associated with its development. The Department will seek to use Build Now, Pay Later and other payment terms to unlock development and get building works underway. The Department will seek bids on a number of payment terms, including Build Now, Pay Later, and appraise which options represent the best value for money for the taxpayer.
29. Having regard to the portfolio transfer referred to the above, the Department has, for a number of years, been working closely with the HCA and will continue to do so.

Accountabilities

30. The Department will be accountable for delivery in respect of those properties over which it has direct control.

Further Information

31. If you would like further information on this initiative please contact either Mike Bellas (mike.bellas@dh.gsi.gov.uk, 0113 2545757) or David Gubb (david.gubb@dh.gsi.gov.uk, 0207 9725604).

Annex A - Properties Identified by NHS trusts as Potential Sites for Housing over 0.25 Hectares

NHS Trust	Property	Land Area (Hectares)	Disposal Date
Ashton, Leigh And Wigan PCT	College Street Health Centre	0.80	10/2011
Ashton, Leigh And Wigan PCT	Incefiels House	0.85	09/2011
Barking, Havering And Redbridge University Hospitals NHS Trust	Upney Lane Health Centre,	0.44	03/2012
Barts And The London NHS Trust	The London Chest Hospital	1.43	12/2015
Bedfordshire PCT	Former Shefford Health Centre	0.35	06/2012
Blackpool PCT	Lytham Road Health Centre	0.32	05/2012
Bolton NHS Foundation Trust	Formet L Block site & part of South East Sector Non-acute site	2.00	08/2014
Bradford And Airedale Teaching PCT	New Cross Street Health Centre	0.29	09/2011
Bradford And Airedale Teaching PCT	Bingley Hospital	0.79	10/2011
Bradford District Care Trust	Bryan Sutherland/Pollits House	0.35	04/2012
Bradford District Care Trust	Moor Lane Hospital	1.15	04/2012
Bradford District Care Trust	Leeds Road Hospital	2.87	10/2011
Bristol PCT	lower village - former Brentry Hospital	2.36	04/2012
Bromley PCT	Bassets Campus	2.59	03/2013
Bromley PCT	Angas House	2.82	08/2011
Burton Hospitals NHS Foundation Trust	Part of Outwoods Site	2.10	04/2013
Bury PCT	Ramsbottom Cottage Hospital	0.56	03/2013
Camden And Islington NHS Foundation Trust	St Lukes	2.13	03/2012
Central Manchester University Hospitals NHS Foundation Trust	Former Royal Manchester Children's Hospital Pendlebury	7.08	12/2011
Central Manchester University Hospitals NHS Foundation Trust	Former Booth Hall Children's Hospital Site	10.10	12/2012
Chesterfield Royal Hospital NHS Foundation Trust	Saltergate Health Centre	1.17	07/2013
Cornwall And Isles Of Scilly PCT	Former Budock Hospital	3.00	07/2012
Cornwall Partnership NHS Foundation Trust	St Lawrences	2.90	04/2012
County Durham And Darlington NHS Foundation Trust	Staff Residences to South of Hospital	0.79	10/2012
County Durham And Darlington NHS Foundation Trust	South Moor Hospital Site	2.75	10/2012
Coventry Teaching PCT	Part of Coventry & Warwickshire Hospital	2.50	06/2012
Derby City PCT	Ex-contractors Yard	0.40	12/2011
Derby City PCT	The Cedars	0.64	12/2011
Derby Hospitals NHS Foundation Trust	Nightingale McMillan Continuing Care Unit	0.25	09/2011
Derby Hospitals NHS Foundation Trust	Bemrose and Sovereign Car Parks	0.83	07/2011

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NHS Trust	Property	Land Area (Hectares)	Disposal Date
Derby Hospitals NHS Foundation Trust	Former Derbyshire Royal Infirmary	8.90	03/2012
Devon Partnership NHS Trust	Former Melrose Unit Belmont Hospital	0.32	03/2012
Devon Partnership NHS Trust	Forest Hill House	0.60	12/2011
Devon Partnership NHS Trust	Tiverton Post Hill Site	1.00	12/2012
Devon PCT	Former Newton Abbot Hospital East Street	3.40	05/2012
Doncaster And Bassetlaw Hospitals NHS Foundation Trust	Barrowby House Highland grove at Bassetlaw Hospital Worksoop.	1.16	10/2011
Doncaster And Bassetlaw Hospitals NHS Foundation Trust	Old Nurses Home land and car park	30.00	09/2011
Dorset Healthcare NHS Foundation Trust	The Cedars	0.50	03/2012
Dorset Healthcare NHS Foundation Trust	The Addington	0.60	03/2012
Dorset Healthcare NHS Foundation Trust	Castle Hill House	0.78	03/2012
East And North Hertfordshire NHS Trust	QEII Hospital site (part)	4.02	04/2014
Eastern And Coastal Kent PCT	Community Offices - old Ashford Hospital site	1.50	08/2012
Gloucestershire Hospitals NHS Foundation Trust	1 & 2 College Lawn	0.26	03/2012
Gloucestershire PCT	Berkeley hospital	0.38	12/2011
Gloucestershire PCT	Part site	0.38	09/2012
Gloucestershire PCT	Morton in marsh hospital	0.80	03/2012
Gloucestershire PCT	Winchcombe hospital	0.89	06/2012
Great Yarmouth And Waveney PCT	Beaconsfield Road Ambulance Station	0.40	09/2012
Great Yarmouth And Waveney PCT	Drake Center	0.93	09/2012
Hampshire PCT	Coldeast The Site - Land for further development	0.75	10/2012
Hampshire PCT	231 Brook Lane,	1.24	01/2012
Hartlepool PCT	Caroline Street Health Centre	0.38	06/2012
Hastings And Rother PCT	West House	0.25	11/2011
Herefordshire PCT	Victoria House	0.35	09/2011
Heywood, Middleton And Rochdale PCT	Taylor Strete Health centre	0.40	09/2011
Hull And East Yorkshire Hospitals NHS Trust	The Former Princess Royal Hospital	10.63	05/2012
Hull Teaching PCT	OLD BILTON GRANGE HEALTH CENTRE	0.31	08/2011
Kirklees PCT	The Gables	0.67	03/2012
Knowsley PCT	Beech House	0.31	10/2011
Knowsley PCT	Boundary Pub Site	0.70	04/2013
Leicestershire Partnership NHS Trust	Towers Hospital	9.70	12/2012
Lincolnshire Partnership NHS Foundation Trust	Norton Lea	2.16	03/2012
Lincolnshire Teaching PCT	Orchard House	1.50	12/2011

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NHS Trust	Property	Land Area (Hectares)	Disposal Date
Manchester PCT	Brunswick Health Centre	0.27	03/2013
Manchester PCT	Former Withington Hospital	1.95	03/2014
Mid Essex Hospital Services NHS Trust		1.08	03/2012
Mid Yorkshire Hospitals NHS Trust	Clayton Hospital	1.85	12/2013
Mid Yorkshire Hospitals NHS Trust	Pontefract General Infirmary	3.12	12/2013
Mid Yorkshire Hospitals NHS Trust	Land Off Bar Lane	4.82	12/2013
Middlesbrough PCT	Poole House	1.37	03/2012
Norfolk And Waveney Mental Health NHS Foundation Trust	Northgate Hospital Northern boundary strip	2.00	07/2012
Norfolk PCT	North Walsham Health Centre	0.47	04/2012
Norfolk PCT	Land from old Laundry	1.53	04/2012
North East Ambulance Service NHS Trust	Hartlepool Ambulance Station	2.00	02/2012
North East London NHS Foundation Trust	Hedgecock Centre	1.00	05/2012
North East London NHS Foundation Trust	Mascalls Park	3.75	02/2011
North Essex Partnership NHS Foundation Trust	Old Serveralls Hospital	58.28	08/2013
North Middlesex University Hospital NHS Trust	Watermill Lane Site	0.81	09/2011
North Staffordshire Combined Healthcare NHS Trust	Bucknall Hospital	5.02	05/2012
North Tees And Hartlepool NHS Foundation Trust	Land adjacent to University Hospital of Hartlepool	3.30	01/2012
North Yorkshire And York PCT	Orchard House and Leahaven House	0.30	03/2012
North Yorkshire And York PCT	The Rutson Hospital	0.38	03/2012
Northamptonshire Healthcare NHS Foundation Trust	Rushden Hospital (part)	3.30	07/2012
Northamptonshire Healthcare NHS Foundation Trust	Princess Marina Hospital	18.00	10/2011
Northern Devon Healthcare NHS Trust	Staff residential Accommodation	2.20	09/2012
Northumberland, Tyne And Wear NHS Foundation Trust	Plot 2 Prudhoe Hospital	1.40	10/2011
Northumberland, Tyne And Wear NHS Foundation Trust	West plot, northgate hospital	15.00	03/2012
Northumbria Healthcare NHS Foundation Trust	Ash Court	0.25	09/2013
Northumbria Healthcare NHS Foundation Trust	Site of Tynemouth Court	0.50	06/2013
Northumbria Healthcare NHS Foundation Trust	Morpeth Cottage Hospital site	1.40	08/2014
Northumbria Healthcare NHS Foundation Trust	Berwick Infirmary site	1.60	09/2015
Northumbria Healthcare NHS Foundation Trust	Rear staff car park and adjacent fields	1.90	09/2012
Northumbria Healthcare NHS Foundation Trust	Main car park and helipad	2.40	08/2014

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NHS Trust	Property	Land Area (Hectares)	Disposal Date
Nottinghamshire Healthcare NHS Trust	Forest House	2.24	08/2011
Nuffield Orthopaedic Centre NHS Trust	Littlemore Park	4.94	03/2014
Oldham PCT	Woodfield Centre	0.63	03/2012
Oxford Health NHS Foundation Trust	Manor House site (Northern area)	2.00	10/2013
Pennine Care NHS Foundation Trust	Woods Hospital	0.56	12/2011
Peterborough And Stamford Hospitals NHS Foundation Trust	Peterborough Maternity Unit	3.42	04/2012
Peterborough And Stamford Hospitals NHS Foundation Trust	Peterborough District Hospital	3.81	04/2012
Portsmouth City Teaching PCT	Skillpoy Plot	0.42	12/2013
Portsmouth City Teaching PCT	Finchdean Site	0.66	12/2013
Portsmouth City Teaching PCT	Light Villa & Gleave Plot	0.67	12/2013
Portsmouth City Teaching PCT	Child Development Centre	2.04	12/2012
Portsmouth Hospitals NHS Trust	St Mary's Hospital West Wing	11.52	03/2012
Redbridge PCT	Kenwood Gardens Clinic	0.26	01/2012
Redcar And Cleveland PCT	Stead Memorial Hospital	0.73	03/2012
Shrewsbury And Telford Hospital NHS Trust	The Royal Shrewsbury Hospital	2.03	11/2011
Shropshire Community Health NHS Trust	Ludlow Hospital	1.23	12/2014
Somerset Partnership NHS Foundation Trust	Wyverne Court, South Wood House, Burtons Orchard	0.55	01/2013
Somerset Partnership NHS Foundation Trust	Barnfield and Stone Cross	0.62	09/2011
Somerset PCT	Minehead and West Somerset Community Hospital	0.29	04/2012
Somerset PCT	Frome Victoria Hospital	0.66	04/2012
Somerset PCT	Land at Dene Road, Cotford St Luke	1.76	04/2012
South Central Ambulance Service NHS Trust	Former Battle Hospital site	1.40	03/2012
South London And Maudsley NHS Foundation Trust	Old Croydon General Hospital Site	0.80	12/2012
South West Essex PCT	Hawthorn, Campion, Holly and Ivy Bungalows	0.35	09/2012
South West London And St George's Mental Health NHS Trust	83% section of Henderson hospital site	0.42	04/2012
South West Yorkshire Partnership NHS Foundation Trust	Southmoor Hospital	0.49	03/2013
South West Yorkshire Partnership NHS Foundation Trust	Aberford Field	3.57	03/2013
Southern Health NHS Foundation Trust	Rivendale	0.34	01/2012
St Helens And Knowsley Teaching Hospitals NHS Trust	Henley House	0.28	04/2012

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NHS Trust	Property	Land Area (Hectares)	Disposal Date
St Helens And Knowsley Teaching Hospitals NHS Trust	4 Residency Block	0.44	04/2012
Stockport PCT	St Thomas Hospital	1.98	03/2012
Stockport PCT	Cherry Tree Hospital	2.22	03/2012
Stoke On Trent PCT	Tunstall Health Centre	0.45	04/2012
Suffolk Mental Health Partnership NHS Trust	Stourmead Site	2.20	03/2012
Suffolk Mental Health Partnership NHS Trust	31 acres approx of the St Clements Hospital Site	12.57	03/2013
Suffolk PCT	Surplus land at Hartismere Hospital after completion of current refurbishment	1.30	04/2012
Suffolk PCT	Bartlet Hospital	1.40	04/2012
Suffolk PCT	Annex to Bartlet Hospital (entered as separate plot)	1.40	04/2012
Surrey And Borders Partnership NHS Foundation Trust	The Oaks	0.30	03/2012
Surrey And Borders Partnership NHS Foundation Trust	Briarwood/Conifers	0.32	09/2012
Surrey And Borders Partnership NHS Foundation Trust	Ex Social Club West Park	0.32	08/2014
Surrey And Borders Partnership NHS Foundation Trust	The Homestead	0.44	03/2012
Surrey And Borders Partnership NHS Foundation Trust	Whitehill House	0.94	03/2012
Surrey And Borders Partnership NHS Foundation Trust	Geoffrey Harris House site	1.24	03/2012
Surrey And Borders Partnership NHS Foundation Trust	Chaldon Mead site	1.84	03/2012
Surrey And Borders Partnership NHS Foundation Trust	Ridgewood Centre (rear plot)	1.89	09/2012
Surrey And Borders Partnership NHS Foundation Trust	Oak Glade blocks 1-5	2.53	04/2012
Surrey And Borders Partnership NHS Foundation Trust	Ethel Bailey Close nos 1-9	2.70	12/2012
Surrey And Borders Partnership NHS Foundation Trust	Central Site at St Peter's Hospital	3.84	03/2013
Surrey And Borders Partnership NHS Foundation Trust	Oaklands House site	6.57	12/2011
Surrey PCT	St Davids Health Centre	0.30	07/2012

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NHS Trust	Property	Land Area (Hectares)	Disposal Date
Sussex Partnership NHS Foundation Trust	Westwood House	0.38	12/2011
Sussex Partnership NHS Foundation Trust	Site G Former Graylingwell Hospital	0.53	04/2012
Sussex Partnership NHS Foundation Trust	Site D Former Graylingwell Hospital	0.73	04/2012
Sussex Partnership NHS Foundation Trust	Site F former Graylingwell Hospital	0.96	04/2012
Sussex Partnership NHS Foundation Trust	Roborough Day Hospital, Bourne Unit and Avenida Lodge	1.05	03/2012
Sussex Partnership NHS Foundation Trust	Site E Former Graylingwell Hospital	1.76	04/2012
Sussex Partnership NHS Foundation Trust	Site A former Graylingwell Hospital	3.38	04/2012
Sutton And Merton PCT	Residual site plot	0.47	03/2012
Sutton And Merton PCT	Cedar Close	0.61	03/2012
Sutton And Merton PCT	Osborne House site	2.94	06/2012
Swindon PCT	Oak House	0.61	04/2012
Tameside Hospital NHS Foundation Trust	Hyde Hospital	1.55	09/2011
Tees, Esk And Wear Valleys NHS Foundation Trust	County Hospital	1.44	03/2012
University Hospitals Bristol NHS Foundation Trust	Bristol General Hospital	1.24	07/2012
Wakefield District PCT	Knottingley HC	0.50	03/2012
Wakefield District PCT	Batley HC	0.50	03/2012
Walsall Teaching PCT	Springside	0.45	07/2012
Wandsworth Teaching PCT	Former Putney Hospital site	0.57	12/2011
West Kent PCT	M Block to Rear of Gravesham Community Hospital	0.82	09/2012
West Suffolk Hospitals NHS Trust	Harp's Close Meadow (Peoples Park)	4.55	03/2013
Western Sussex Hospitals NHS Trust	Southlands Hospital - western half	2.16	09/2013
Wiltshire PCT	Westbury Community Hospital	2.31	10/2012
Wiltshire PCT	Fountains Way (also known as former Old Manor Hospital)	2.83	06/2011
Wirral University Teaching Hospital NHS Foundation Trust	Clatterbridge Land Sale Area	5.57	01/2014
Worcestershire Health And Care NHS Trust	Lucy Baldwin Hospital	1.17	11/2011
Worcestershire PCT	Pershore Cottage Hospital	0.26	03/2012
Worcestershire PCT	Malvern Community Hospital	0.28	03/2012
Wrightington, Wigan And Leigh NHS Foundation Trust	Former Billinge Hospital	2.10	03/2015
Yeovil District Hospital NHS Foundation Trust	Preston Road Clinic	0.26	11/2011

The data above has been provided by NHS organisations and has not been amended centrally. The completeness and accuracy of this data is the responsibility of the provider organisation. Whilst every care to compile accurate information and to keep it up-to-date, we cannot guarantee its correctness and completeness. It is also subject to change by the NHS contributors and therefore may be amended

Annex B - Department of Health Disposal Strategy Land for Housing over 0.25 hectares

Individual Properties

Property - Part Harperbury Hospital, Harper Lane, Radlett

Description

Large hospital within the green belt. Part is in ownership of Hertfordshire Partnership NHS Foundation Trust and will remain in long term operational use. That part owned by the Department is partly still in operational use by the Trust, partly redundant buildings and partly farmland.

Site Area (owned by the Department)

Overall 94.0 hectares of which 5.3 hectares are occupied by the Trust, 8.4 hectares are redundant buildings and 80.3 hectares farmland/openspace.

Estimated Number of Homes

225 – 400

Town Planning Position

Local Planning Authority (St Albans DC) was previously against the principle of residential development. A planning application, with letter of support from the HCA, was submitted but withdrawn due to uncertainties regarding how much of the site would be required by the NHS long term. The local authority is currently preparing its Core Strategy DPD. Within the emerging Core Strategy, the site is allocated as a Strategic 'Housing and Healthcare' for up to 400 housing units. The Department is supporting the allocation. It is expected that the Pre Submission Core Strategy should be approved by the Council in October 2011 for public consultation and then formally submitted to the Secretary of State in Spring 2012. As independent Examination will be held in Summer 2012. It is expected that the Core Strategy will be adopted in Autumn 2012 following the issue of the Planning Inspectors report.

The NHS Trust are also in the process of submitting a planning application for major new healthcare facilities on the part of the site owned by them which will incorporate re-provision of those facilities currently on that part of the site owned by the Department.

Current Position

The town planning is being pursued as above. Discussions are taking place with the Trust in respect of the source of funding for the re-provision which are

expected to be concluded shortly. As the site as a whole needs to be considered comprehensively the Department is working jointly with the Trust.

Risks and Barriers to Delivery

The Core Strategy not being approved or being delayed. If approved the subsequent obtaining of planning consent is considered necessary.

Appointed Advisers

Town planning and development advice - BNP Paribas

Highways – Capita Symonds

Masterplanning work – The Landscape Partnership

Legal – Beachcroft LLP (but to be retendered)

Marketing – To be tendered

Disposal Route

Likely to be an informal tender following the obtaining of planning consent but will depend upon advice of the marketing agents.

Disposal Date

Likely to be 2013/14

Property - Part Little Plumstead Hospital, Hospital Road, Little Plumstead, Norwich

Description

Predominantly open land being part of a larger site sold for residential development. Adjacent land is in ownership of Hertfordshire Partnership NHS Foundation Trust and will remain in long term operational use.

Site Area

10 hectares

Estimated Number of Homes

155 (as a care village)

Town Planning Position

The local planning authority (Broadland DC) wish to see the site continue to be used for institutional purposes but after a period of marketing should no such demand be forthcoming they will consider other uses (including residential).

Current Position

The site had been marketed and an offer accepted subject to planning for care village use. Before the sale could proceed, there was a need to resolve infrastructure issues as a result of changes to how the remainder of the site was being redeveloped. The sale is now not proceeding and the site is being remarketed in October 2011.

Risks and Barriers to Delivery

Obtaining planning consent for what is proposed by selected purchaser following marketing.

Appointed Advisers

Marketing and development advice - Savills
Legal – Mills & Reeve

Disposal Route

Informal tender. Offers likely to be subject to planning

Disposal Date

2012/13

Property - Land at Rooley Avenue, Bradford (known as Northern View)

Description

Brownfield site (all buildings demolished) adjacent to Odsall Stadium. The site also provides potential access to land to the rear owned by Bradford MBC.

Site Area

3.64 hectares including access strip. The area being marketed is 2.89 hectares

Estimated Number of Homes

174

Town Planning Position

Outline planning consent has been granted for 174 units to the previous potential purchaser who is seeking reserved matters consent (without any commitment from the Department).

Current Position

The site had been marketed and an offer was accepted in 2006. There were significant delays due to highway issues and abnormal ground condition costs. However, as a result of changes in the housing market, the offer was substantially reduced and the decision was taken to re-market. An offer was accepted but subsequently it was re-structured in such a way as to make it unacceptable. The decision was again taken to re-market but this was delayed as Bradford MBC indicated that they wished to purchase the site as part of a wider regeneration scheme. The Council was given the option to purchase but are now unable to proceed. Re-marketing commenced in August 2011. The sale will include a requirement to provide access to land to the rear and this access land is to be sold direct to Bradford MBC.

Risks and Barriers to Delivery

None anticipated.

Appointed Advisers

Town planning and marketing – Holroyd Miller
Legal – to be re-tendered

Disposal Route

Informal tender, offers likely to be subject to planning consent except from the previous potential purchaser.

Disposal Date

2011/12 but may be 2012/13

Property - Land at Royal Shrewsbury Hospital North, Racecourse Lane, Shrewsbury

Description

Open land in a residential area adjacent to Royal Shrewsbury Hospital North and Shelton Hospital but confirmed not required for NHS purposes.

Site Area

Two separate parcels, Parcel A 2.97 hectares, Parcel B 0.66 hectares.

Estimated Number of Homes

60 (as estimated by the HCA)

Parcel A: 40 to 50 although planning not favourable

Parcel B: 10 to 12. A surface water sewer which will restrict development runs under the site

Town Planning Position

Parcel A: Sports facilities

Parcel B: Previously allocated for housing in old local plan.

Current Position

The NHS is constructing a new health care facility on adjacent land recently acquired from SofSH, which will enable the closure of the existing Shelton Hospital. The balance of the land, in the ownership of the Department, is available for sale. Parcel A is adjacent to the existing Shelton Hospital and will be sold in conjunction with the hospital. A sale is therefore unlikely prior to the closure of the hospital. Parcel B can be sold independently and town planning and marketing agents are being appointed prior to considering the development potential

Risks and Barriers to Delivery

Obtaining planning consent

Appointed Advisers

Town planning and marketing – to be tendered

Legal – to be tendered

Disposal Route

Informal tender following the obtaining of planning consent or development brief

Disposal Date

2013/14 for Parcel A and 2012/13 for Parcel B

Property - Land at Peasley Cross, Marshalls Cross Road, St Helens

Description

Open land in an area of mixed use. The main part of St Helens Hospital is situated on the opposite side of Marshalls Cross Road with some smaller clinic buildings adjacent to the northerly perimeter of the site. The site is not required for NHS purposes.

Site Area

1.59 hectares

Estimated Number of Homes

39 (as estimated by the HCA)

Town Planning Position

The site is allocated within the Unitary Development Plan as a residential development site and is covered by planning policy RES 1. The site has been included within the St Helens 2010 Strategic Housing Land Availability Assessment as suitable for residential development. The site is considered to be a Greenfield site and would therefore not take priority over a Brownfield site.

Current Position

In the process of appointing town planning and marketing agent prior to considering the future for site.

Risks and Barriers to Delivery

Access may be an issue

Appointed Advisers

Town planning and marketing – to be tendered

Legal – to be tendered

Disposal Route

Likely to be informal tender following the obtaining of planning consent but will depend upon advice of the marketing agents.

Disposal Date

2012/13

Property - Land at Harps Close, Waldingfield Road, Sudbury

Description

Open land in residential area. West Suffolk Hospitals NHS Trust own adjacent land which is also surplus.

Site Area

1.3 hectares (total site area including that owned by NHS trust 4.5 hectares)

Estimated Number of Homes

30 (on the part owned by the Department)

Town Planning Position

Allocated for housing in local plan. Application to register as a village green unsuccessful.

Current Position

The site was previously marketed but the sale did not proceed due to the application to register as a village green. Planning consent to be obtained jointly with the NHS trust and then to be re-marketed.

Risks and Barriers to Delivery

Obtaining planning consent

Appointed Advisers

Town planning and marketing – Strutt & Parker (jointly with NHS trust)
Legal – Mills & Reeve (jointly with NHS trust)

Disposal Route

Informal tender following the obtaining of planning consent

Disposal Date

2012/13

Property - Former Leicester Frith Farm, Lady Hay Road, Leicester

Description

Interwar constructed farm buildings which formerly served the Glenfield Hospital, Leicester. The buildings are dilapidated and in need of complete refurbishment. A number have been identified as of local historic and architectural importance and are required to be retained.

Site Area

0.59 hectares

Estimated Number of Homes

10

Town Planning Position

The property is identified as Green Wedge. Residential conversion of the buildings to be retained would be permissible together with the construction of a number of new build properties

Current Position

The site was previously the subject of an option to David Wilson Homes but who confirmed they did not wish to exercise it. The site has been marketed and contracts have been exchanged for completion of a sale in November 2011.

Risks and Barriers to Delivery

The site is in Green Wedge and any conversion or new development must be considerate to the character of the green wedge and of high design quality.

Appointed Advisers

Town planning and marketing – Innes England
Legal – Irwin Mitchell

Disposal Route

The site has been marketed.

Disposal Date

2011/12

Property - Land adjoining Bucknall Hospital, Eaves Lane, Bucknall

Description

Open land adjacent to Bucknall Hospital and adjoining back land owned by the Homes & Communities Agency (HCA).

Site Area

0.48 hectares

Estimated Number of Homes

15

Town Planning Position

Unallocated but adjacent to residential development.

Current Position

Discussions have taken place with the HCA and North Staffordshire Combined Healthcare NHS Trust as the three land owners. The NHS trust is currently planning closing the hospital by April 2012. The land owned by the Department forms a small part of the whole and the HCA is considering whether to acquire. The HCA is arranging to appoint consultants to undertake investigations (involving planning, ecology, ground conditions, and services) and to prepare a feasibility study which will assist in determining an overall disposal strategy.

Risks and Barriers to Delivery

A development agreement between the three land owners being agreed and subsequently a development brief being agreed with the local authority (Stoke on Trent) prior to marketing. Poor market conditions in the locality.

Appointed Advisers

Town planning and marketing – none at present

Legal – none at present

Disposal Route

Will depend upon the agreement reached with the other three parties.

Disposal Date

2012/13 or possibly 2013/14

Property - Land at Michigan Way, Totton, Southampton

Description

Open land being part of a larger site sold for residential development. Retained for possible future health use but no longer required.

Site Area

0.43 hectares

Estimated Number of Homes

10

Town Planning Position

Planning application for 10 homes submitted in August 2011 and planning consent expected in November or December 2011.

Current Position

Planning application submitted in August 2011 and consent expected in November or December 2011. Marketing proposed to commence when planning consent obtained.

Risks and Barriers to Delivery

Planning consent being refused.

Appointed Advisers

Town planning and marketing - GVA
Legal – Blake Lapthorn

Disposal Route

Informal tender following the obtaining of planning consent

Disposal Date

2011/12