



NHS Transition Estates and Facilities Management

As reported to the Health Overview and Scrutiny Panel in March 2011, there is no mention of the future of NHS estates and facilities management in any transition documentation. The only “definitive” information relates to aspirant Community Foundation Trusts (CFTs). That is, aspirant CFTs can apply to PCTs, the Strategic Health Authority (SHA) and Department of Health to own the property needed for their service delivery.

As the only aspirant CFT in the South Central SHA area, Solent Healthcare was asked in late 2010 to indicate if it wished to own the properties currently in ownership of NHS Portsmouth (Portsmouth City teaching PCT). Solent Healthcare indicated that it wished to acquire Portsmouth freehold and leasehold interest. In order to do this Solent Healthcare needed to register its intention regarding properties to be included in the Transfer Order; this is appended to its Establishment Order.

On 14 February 2011 Solent Healthcare’s request was approved by NHS Portsmouth’s Estates Committee on behalf of the PCT Board. This decision was ratified by the PCT Board on 22 March 2011.

Solent NHS Trust

Solent Healthcare became an NHS Trust on 1 April 2011. It had previously been formed by merging the provider arms of Portsmouth City teaching PCT and Southampton City PCT.

As a dedicated provider of community and mental health services Solent NHS Trust has annual revenue of £181 million, over 4,200 staff and aims to become an NHS Community Foundation Trust by April 2013.

Estates and Facilities – Current Portfolio

The current portfolio and workload of the Directorate covers buildings and facilities in the following areas:

- NHS Portsmouth
- NHS Hampshire
- Portsmouth Hospitals NHS Trust (**not** Queen Alexandra site)
- Hampshire Partnership NHS Foundation Trust (South East)
- South Central Ambulance (Hampshire)
- Some local general practice premises in Portsmouth.

NHS Portsmouth also has the following freehold and leasehold interests:

- St James' Hospital
- St Mary's Community Health Campus
- Health Centres
- Clinics
- Offices

The local value of PCT and community estate is £0.2 billion. This compares with a national figure of £3.7 billion. In terms of NHS floor space, locally this is 0.085 million square metres (0.85 million square feet) compared with a national figure of 26.7 million square metres (267 million square feet).

Potential Changes to the Current Portfolio for Estates and Facilities Management

In addition to the local figures given above are NHS Southampton City properties of around 95,000 square metres. NHS Southampton has a Service Level Agreement Hampshire Partnership NHS Foundation Trust (now known as Southern Healthcare NHS Foundation Trust) to provide estates and facilities management services.

However, NHS Hampshire properties include:

- PFI Lymington New Forest Hospital
- PPP Aldershot Centre for Health
- LIFT schemes at Oakpark, Brune, Rowner, Gosport Medical Centre and Fareham Community Hospital

Private Finance Initiative (PFI) Public Private Partnership (PPP) and Local Investment for Trusts (LIFT) properties are currently excluded from aspirant CFT transfer arrangements and may also be excluded from any transfers to Partnership/Community Trusts in the future.

The Future

The proposal to transfer premises and Estates and Facilities Management Directorate staff to Solent NHS Trust is now being taken forward. Solent NHS Trust does not have estates and/or facilities services of its own. The Trust has stated it wishes to take ownership of premises it currently operates from and this has been agreed by NHS Portsmouth and NHS Southampton.

In addition, Solent NHS Trust wants to manage its own staff for its estates and facilities. Therefore, Estates and Facilities staff will also transfer to Solent NHS Trust and TUPE will apply. NHS Portsmouth is confident that this will be a smooth transition as it has previously had good experience of TUPE through transfer of the former provider arm staff to Solent NHS Trust.

Agenda Item 13

The transfer of premises will mean that there will potentially be a temporary increase in workload for the directorate due to the property transfers and amalgamation of Southampton premises onto the Estates Database.

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