

Disposals strategy development - integral to the ICS infrastructure strategy



North Central London
Health and Care
Integrated Care System

Currently, disposals of assets could be viewed as opportunistic or ad hoc, relating to new builds. The ICS is developing a strategic system approach to disposals which will result in a suitably sized, high-quality estate and maximise the level of core CDEL funding available to the system for strategic priorities. The impact of the pandemic has affected the speed and volume of disposals at NCL Providers. Elective recovery and Urgent and Emergency Care funding mean that some sites that were previously considered surplus are being reviewed before a final decision to dispose is taken.

From a Local Authority perspective, NHS divestment is also an opportunity to deliver new projects for affordable housing, with the caveat that NHS considerations, in particular the need for primary care, need to be factored in.

Trust	Site
C&I	St Pancras Hospital
MEH	City Road
RNOH	Western Development Zone Stanmore
CLCH	West Hendon Clinic
Other	Disposals in development

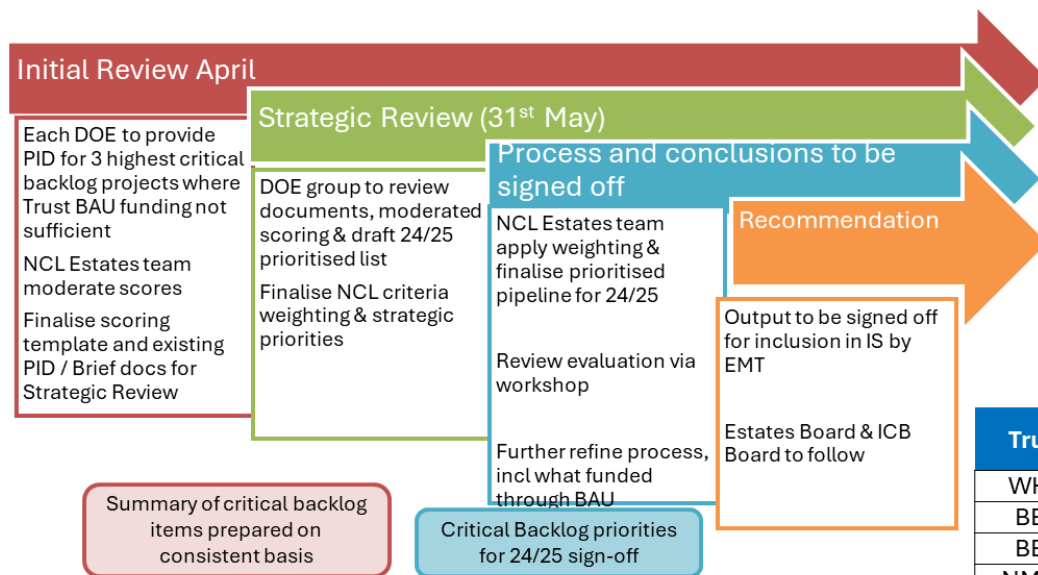
Our key Provider disposals centre on the Oriel / St Pancras redevelopment programme – the St Pancras Hospital (C&I) and City Road (MEH) sites. Housing is a key wider determinant in population health. A major disposal for residential redevelopment, the Western development zone at RNOH, has stalled due to the withdrawal of PFI funding routes. The Trust is exploring alternative options with the NHSE disposals team. Our key local care disposals include Plots A and B at Edgware Community Hospital, a NHS Property Services site. Plot A has planning permission for residential. NHSPS will re-invest a proportion of the net proceeds to improve the remaining hospital site. There are other sites that have been identified for potential disposal, but these lower value sites are under review or subject to feasibility studies.

Divestment from tail primary care estate is also a significant opportunity, particularly in areas where there is sufficient existing coverage of ‘core’ and ‘flex one’ estate.

Critical Infrastructure Risk prioritisation review



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- Estates Board led process, incl good input from trust & ICB estates & finance leads
- Evaluation process took place to prioritise bids submitted, incl wider public sector input
- SMB supported process & output
- Important to raise visibility of CIR & need to improve data quality & impact of CIR on ICB risk register
- To note, WH fire CIR not allocated, but critical, separate discussions underway

Summary	Allocation
Total CIR cost in year	£41.5m – 52 schemes *2 schemes excluded
Trust allocation to BAU in year	£27.3m – 37 schemes
Trust asks & not fully funded in year	£14.3m – 13 schemes
Remainder to be allocated later	£1.8m

Trust	Scheme	24/25 Funding Required
WHIT	Ventilation	£1,200,000
BEH	Ligature Risk Remedial Action Programme	£2,700,000
BEH	Fire Precautions	£850,000
NMUH	Fire Safety	£1,900,000
RFH	Fire and Life Safety Systems	£1,125,000
RNOH	Diagnostic Imaging Equipment Replacement Projects (DIRP)	£1,750,000
NMUH	Modular Buildings	£1,320,000
RNOH	Theatre Compartmentation	£500,000
C&I	Health Based Place of Safety (HBPOs)	£850,000
C&I	Fire Precautions	£1,100,000
NMUH	ITU & HUDU Infrastructural Compliance Works	£1,000,000
		£14,295,000*