



working together

Lewisham Health & Care Partners

Estates Activity + Update

December 2021

Working together to build a sustainable health and care system

Introduction

- Background to OPE
- LHCP Estates Steering Group & Stakeholders
- Current Estates Priorities in Lewisham
- Key Challenges
- Future Priorities - External Funding - OPE, S106, CIL and Wave 4

Background to OPE



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One Public Estate is an established national programme delivered in partnership by the LGA and the Office of Government Property (OGP) within the Cabinet Office. Councils lead the projects and set up teams to apply for funds for local projects and organise the project and programme management of them.

The OPE programme was launched in 2013 to make better use of public-sector sites, free up space for new homes and create jobs. It encourages the public sector to work more closely together by sharing sites and creating public-sector 'hubs' – where services are delivered in one place.

The Lewisham Health & Care Partnership Board (LHCP) was formed in 2015/16 and it was clear that the stakeholders wanted to work together to improve health & social care but establish some obvious economies and efficiencies by sharing property planning. There are a number of steering groups that feed into the Board, **Lewisham Estates Steering Group** is one of them. Sharing the overall planning and vision for estate in Lewisham helped the partnership develop a plan for fixed points, where the properties should not be and where perhaps property should remain in the short to medium term. This has also enabled the partnership to agree a plan for disposals, lease exits, and refurbishments etc. The external OPE funds helped to kick start this activity and have been a key enabler in Lewisham.

Lewisham joined OPE in 2016 and have successfully secured money in 3 rounds and have bid for further monies in 2021.

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Lewisham — Estates Steering Group

Stakeholders

• Property Owners

- London Borough of Lewisham
- Lewisham & Greenwich NHS Trust
- South London and Maudsley NHS Foundation Trust
- Community Health Partnerships
- NHS Property Services
- GP representative

• Non Property Owners

- LHCP (Estates Steering Group)
- GP Federation, Primary Care & PCNs representation
- One Public Estate
- SEL CCG
- NHSi/E
- Emerging ICS groups e.g Digital, Workforce and Sustainability



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Lewisham – OPE Supported Projects

- Catford Corridor – Site Regeneration
Including options for Place Ladywell for affordable housing and Lewisham Hospital improvement and redevelopment options
- Downham – refurbishment and reconfiguration
- Sydenham Green Health Centre – re provision of a new health centre
- Lee Health Centre – options appraisal
- Brownhill Road - disposal
- South Lewisham Health Centre – re provision of a new health centre
- Jenner Health Centre – re provision of a new health centre

Through working in partnerships and within the Lewisham Estates Forum we have created further opportunities in Lewisham, in addition to the OPE programme. The map overleaf shows the complete priority health projects.

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Lewisham Health and Care Partners – ALL Health Partner Estate Priorities (overlayed on Index of Multiple Deprivation)

Project

Classification Key

Acute

Mental Health

Hub

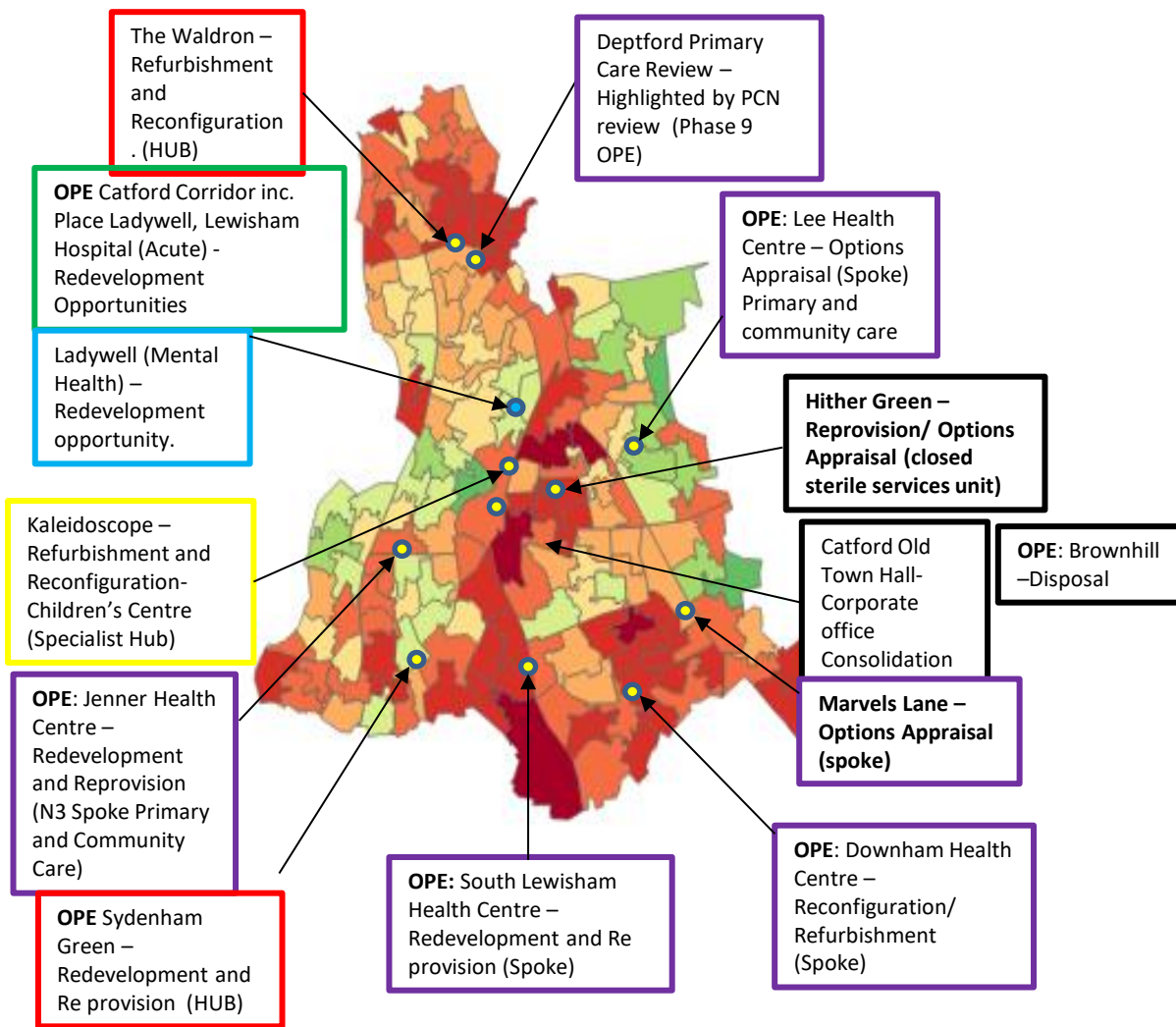
Spoke

Specialist Hub

Project Site

Deprivation (IMD) Decile

- 01 - Most deprived 10%
- 02 - More deprived 10-20%
- 03 - More deprived 20-30%
- 04 - More deprived 30-40%
- 05 - More deprived 40-50%
- 06 - Less deprived 40-50%
- 07 - Less deprived 30-40%
- 08 - Less deprived 20-30%
- 09 - Less deprived 10-20%
- 10 - Least deprived 10%



Key: **Hub** is a building which can accommodate 4 partners inc Community teams, primary care, mental health and social services. A **spoke** is a smaller building that can accommodate 3 or less of these partners

Key Engagement

Clinical and public engagement will form part of the outline business case (OBC) process.

Working with the ICS and property owners we are working with the newly formed ICS groups from:

- Digital
- Sustainability
- Workforce

Key Challenges

- Aligning stakeholders to work in the same timescale
- Property owners and their internal strategies & governance
- Capital and Revenue pressures

Future Priorities

- Discuss future funding applications:
 - OPE Phase 9 – 4 SE applications submitted. 3 in Lewisham (Deptford Surgery, The Bridge and SlaM estate review)
 - CIL/S106 – Prioritisation for current unallocated health fund
 - Wave 5 primary and community capital (via centre)
 - HIP Scheme - E
 - PCN review of phase 3 + prioritisation



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Questions

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