



Wednesday 28th February | 15Hatfields, London

Agenda for today:





Welcome to The Health Estates Conference!



28th February 2024
9am – 5:30pm
15Hatfields, London



The Health Estates Conference



Foundations for the
future

Chairs Opening Address



Mrs Nicola Theron

Director of Estates - North Central London
Integrated Care Board



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Speaking Now...



Katie Gosling

Head of Delivery Integration, New Hospital
Programme - NHS England

NHS Estates and Facilities Workforce Panel Discussion



Warren Duffy
Head of Operations
(Estates & Facilities)
Leeds & York
Partnership NHS
Foundation Trust



Matthew Smith
Associate Director
Operational Estates and
Engineering - University
Hospitals Leicester



Stephanie Rowe
Head of Facilities
Pennine Care NHS
Foundation Trust



James Fee
Group Sales Director
First Response Group



Up Next...





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Speaking Now...



Simon Hayman
Regional Director
Equans UK & Ireland



**The Health Estates
Conference**



Foundations for the
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Refreshments & Networking



Chairs Morning Reflection



Mrs Nicola Theron

Director of Estates - North Central London
Integrated Care Board



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Speaking Now...



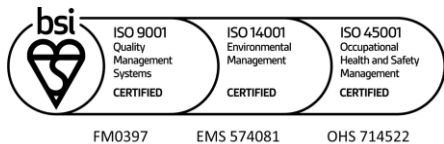
Matt Murray
Sales & Marketing
Director - CU
Phosco Lighting



Paul Carter
Technical Manager
- CU Phosco
Lighting

A Century of Lighting Excellence

- Established in 1923 - 2023 marks our Centennial year
- 4th Generation family owned and run business
- Based in Ware, Hertfordshire
- Factories in Hertfordshire, Gloucestershire & Yorkshire
- Certified to Quality Management System ISO 9001:2015
- Certified to Environmental Management System ISO 14001:2015
- Certified Laboratory for Luminaires to ISO 17025:2017
- Certified to Health & Safety Management ISO 45001:2018
- Over 250 employees
- Turnover of over £27 million per annum



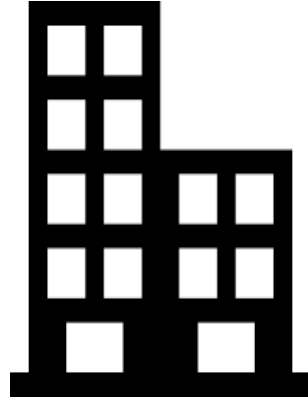
What makes us different?

CU Phosco Lighting is the only Global Exterior Lighting and ancillary products organisation in the industry that offers a full end-to-end lighting package; from consultation and design, to manufacturing, delivery and installation.

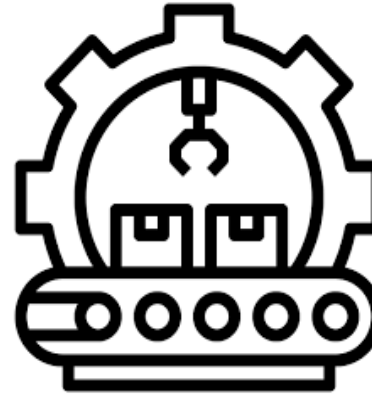
Our product range includes exterior luminaires, floodlights, lighting columns and high masts, with our masts ranging from 3 metres to over 60 metres in height.



Design



Manufacture



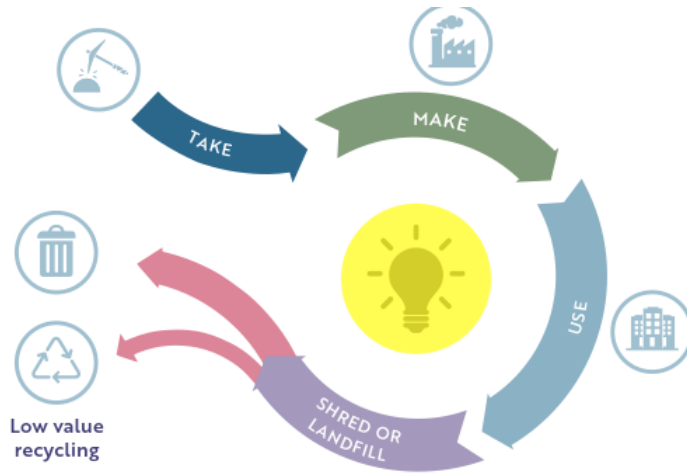
Build



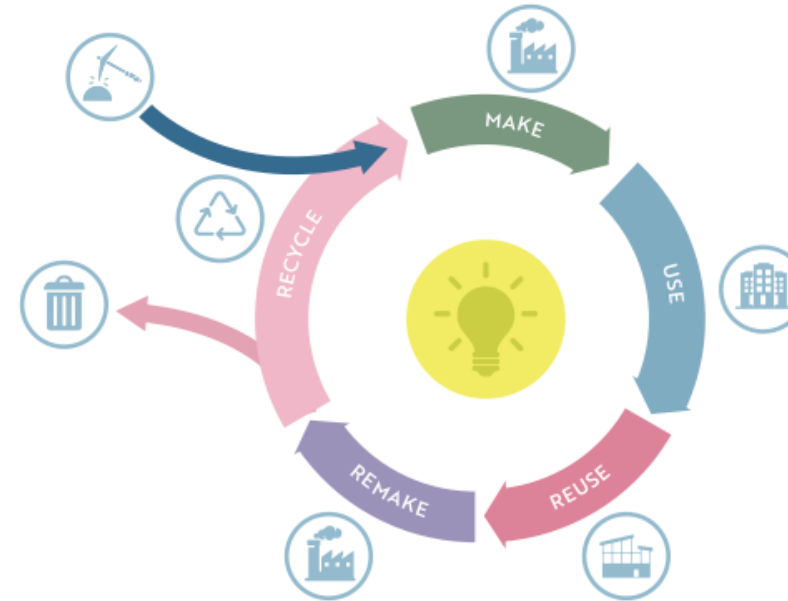
Maintain

Circularity: The Journey from Linear to Circular

Old Model



New Model
Circular Economy

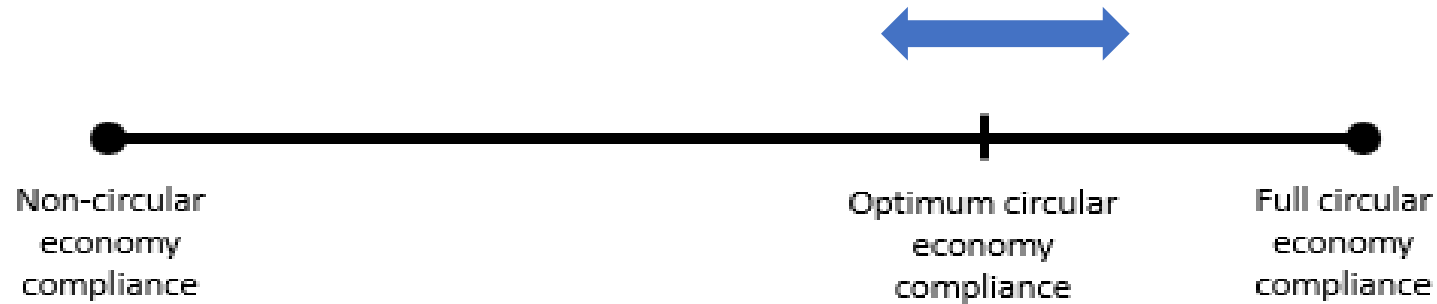


- Not promoting a take, make, use, recycle model
- Not recycling
- Make, use and return model
- Refurbish, upgrade or remanufacture

Circularity: How Circular?

Compliance is not a yes / no answer

Need to find economic balance

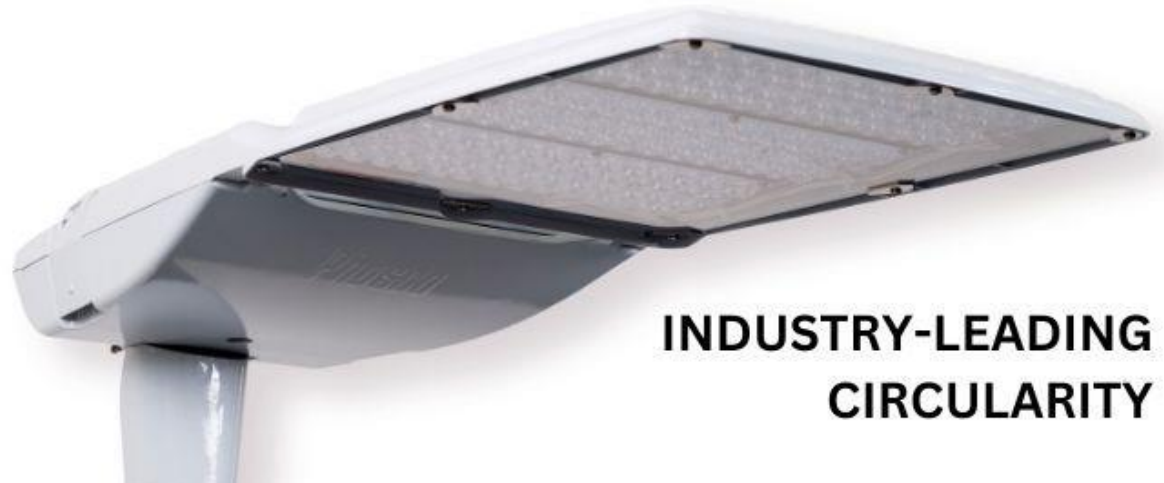


Design should use:

- Tool-less entry
- Use auto-isolation device for safety
- Modular replacement for speed
- Plug and sockets or connectors for wiring

Circularity: It's not new in lighting!

- Advent LED
- Retrofit and repurpose
- Designing for longevity



**INDUSTRY-LEADING
CIRCULARITY**



Reimagining Exterior Lighting: How can we help on your journey to Net Zero

Luminaire Types



Street light luminaires
With optics suitable for
road and area lighting

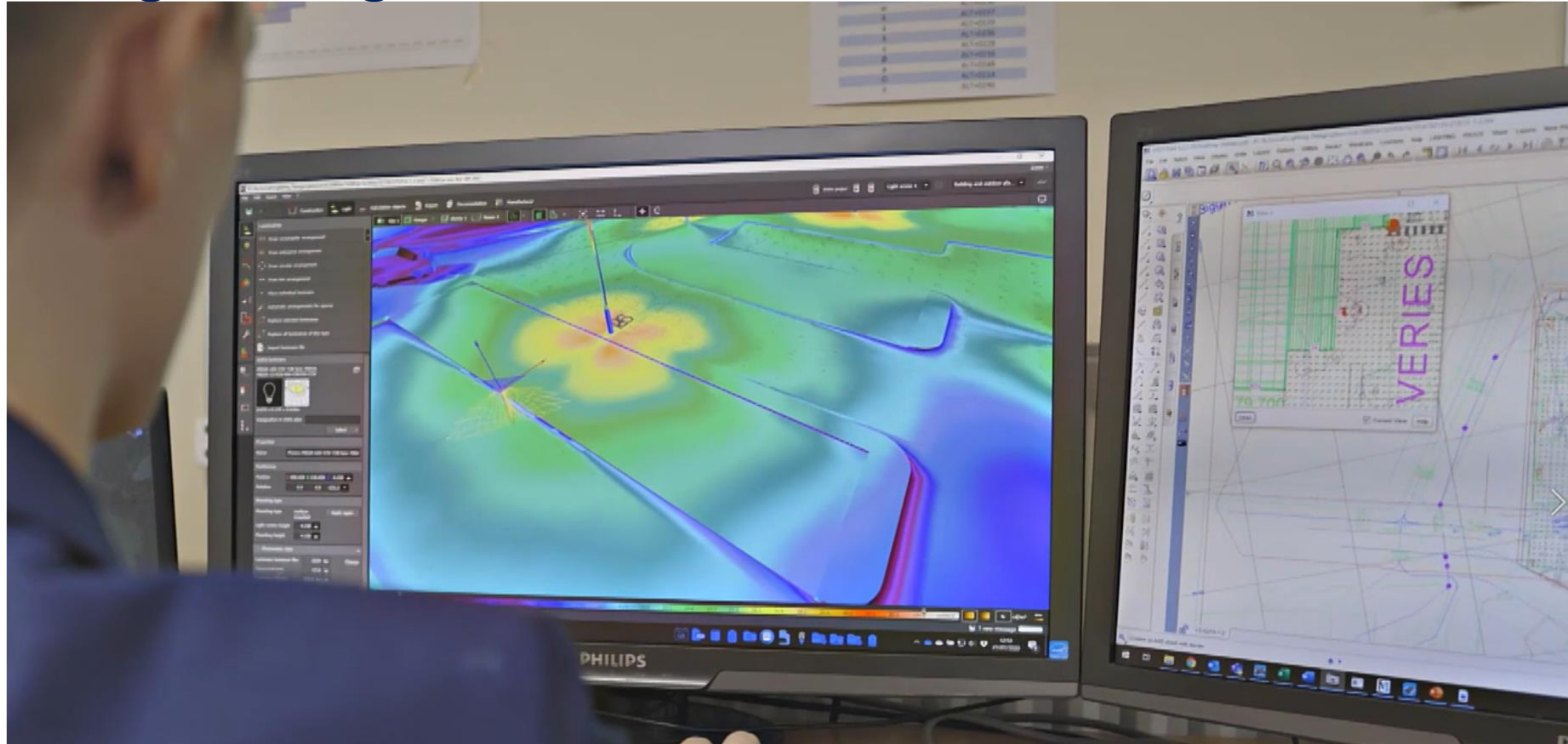


Heritage range luminaires
for a more traditional look



Floodlights for area
lighting, car parks and
sports pitches

Circularity: Lighting Design



DarkSky Approval



DarkSky Approved Luminaire

DarkSky International grants this approval to:

CU Phosco

for achieving certification of the following commercial DarkSky friendly product family:

P862

Thank you for your part in the world-wide effort to protect and preserve the natural nighttime environment and our heritage of dark skies.

James Brigagliano
Lighting Program Manager



**DARKSKY
APPROVED**

Reduces light pollution
Certified by DarkSky.org

Ruskin K. Hartley
DarkSky Executive Director

Circularity: Energy Saving



DRAFT TCO

Client
Scheme
Details

15/02/2024

Date

Project data	Years of operation	20	
	Hours of operations per year @ 12 hr per day	4380	
	Total hours of operation	87600	
	Lighting Class	None	BS 5489-2
	Total number of luminaires	500	500
Options	Luminaire option ref.	A	B
Luminaire data	Luminaire	50	E 950
	Lamp type	50W SON	LE D
	Colour temperature	2000K	3000K
Energy consumption	Luminaire nominal power (Watt)	65	10
	Luminaire total power with controls (Watt)	65	10
	Total power installed (Watt)	32500	4813
	Energy cost (£ per kWh)	£0.29	£0.29
	Total kWh used per year	142350	21079
	C02 emissions (1 kWh = 0.537kg)	76442	11319
	Carbon Tax £35 per tonne C02	£2,675.47	£396.18
	Total Yearly Energy Cost	£41,281.50	£6,112.84
Relamping	Product life span hr	100,000	100,000
	Number of visits over 20 years	92	46
	Cost of maintenance per luminaire	£60.50	£32.00
	Total maintenance cost over 20 years*	£2,783,000.00	£736,000.00
	Average Yearly Costs	£139,150.00	£36,800.00
Total Cost of Ownership	Initial product unit price (luminaires only)	£0.00	£120.00
	Total Cost of Luminaires	£0.00	£60,000.00
	Total Cost of Ownership for system	£879,139.37	£190,180.25
	Percentage of Option B TCO	462%	100%
Return on Investment	Payback in Years for Option A vs B	-	0.4

Options A vs B

Energy Saving
85%

Yearly savings

£2,279.29

£35,168.66

£102,350.00

PIR motion sensors



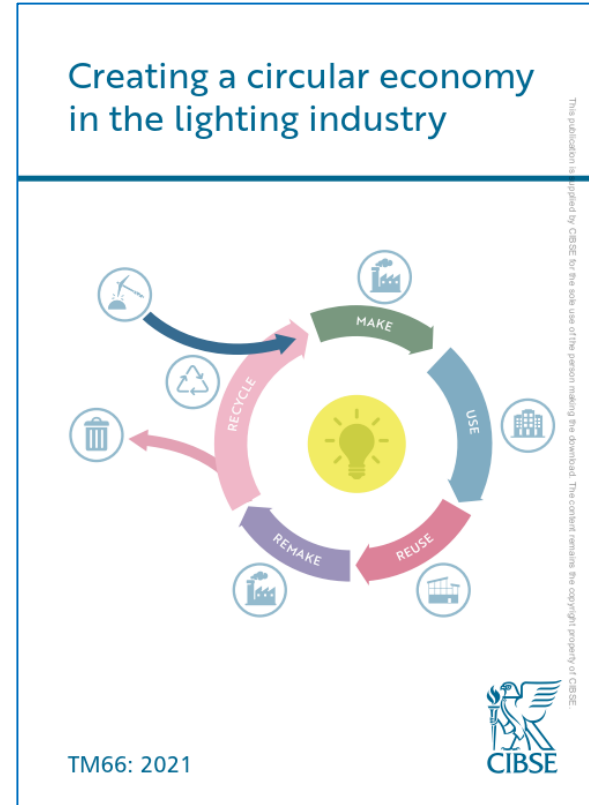
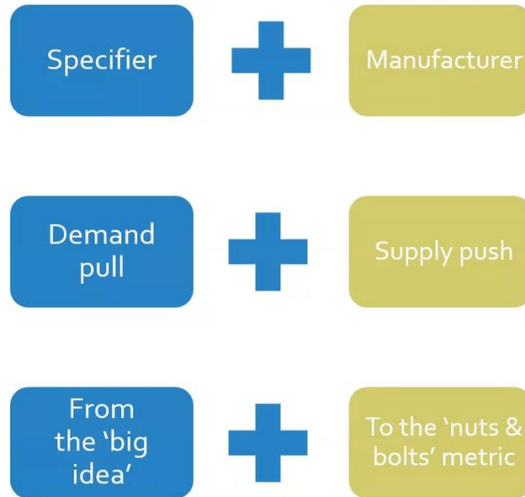
Circularity by Design: TM66 assessments

From the outset our designers were tasked with creating sustainable products :

- ✓ That are thermally and optically efficient.
- ✓ Design Life – 100,000 hours = 24 years approx.
- ✓ Has flexible mounting options.
- ✓ Large range of optic distributions.
- ✓ Many accessories, Light shields, bird spikes, lanyard tether and levelling guide.
- ✓ Robust enough to withstand rigorous vibration testing.
- ✓ Easy to assemble in our factories.
- ✓ Using the minimum amount of parts.
- ✓ Maintaining high quality.
- ✓ Easy for contractors to install.
- ✓ With simple upgrade path.
- ✓ Warranty Period

CIBSE TM66: What is it?

Joined up thinking
We have already bridged the gap between specifiers and manufacturers



TM66: Assessments

Two supporting self-assessed processes

- CEAM Make
 - Assessment of product by manufacturers
 - Straight forward indicator, minimal cost to manufacturer
 - Check list / auditable
- CEAM Specify
 - A triage tool for designers / specifiers
 - Permits a quick comparison of two or more products



TM66: Assessment Method (CEAM)

- Circular Economy Assessment Model (CEAM)
- A comprehensible standardised scoring system for Circular Economy aspects of lighting equipment
 - Assessment of products
 - Scale of 0 to 4
 - Promote moving from 0 to 4 as quickly as possible

How to analyse the score	
0 to 0.5	Very poor circular economy performance
0.5 to 1.5	Some circular economy functionality
1.5 to 2.5	Definite/substantial progress to circularity
2.5 to 4.0	Excellent circularity

Circularity: TM66 Certification



CERTIFICATE OF PRODUCT CERTIFICATION

Certificate Number: 012-0042

*This is to certify that 'Streetlight - P860 / P861 / P862 / P863'
Model Ref: P863-128-4x4/740/SR_Std/625mA/N/N/ZH:/R3/SE42:+0/6x1.5STD/7035
(refer to Product code explanation)*

Placed on the market by:



Charles House
Great Amwell
Ware
Hertfordshire
SG12 9TA
United Kingdom

*meet the requirements of the LIA/CIBSE Assured Product Verification Scheme
'TSD-012, v1'.*

30 November 2023
Date of Initial Registration

30 November 2023
Date of Last Issue

30 November 2026
Date of Expiry



Circular Finance: How can you support your journey to Net Zero?

Circularity: Lighting as a Service (LaaS)



Lighting as a service (**LaaS**), is a service-based business model in which light service is charged on a subscription basis rather than via a one-time payment



It provides a cost-effective solution to businesses or Local Government Offices that helps free up capital for other uses



From a customer perspective, it means they can upgrade to the latest, efficient LED lighting – **but without the need for capital outlay**



The service provider (**CU Phosco Lighting**) will manage everything associated with the care, maintenance, and performance of the lighting system for the life of the contracts. Collaboration with FMC Contractors is also a valid option.



It's referred to as '**OFF BALANCE SHEET**' and '**NON-CAPEX**' Finance Solution

Circularity: Lighting as a Service (LaaS)



For More Information on how we can help you with Lighting as a service **(LaaS)**,

Please contact one of our staff members at today's event or email @ [Hello@cuphosco.com](mailto>Hello@cuphosco.com)



Thank you



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Up Next...



First Response Group
Total Security, Risk & Facilities Management



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Speaking Now...



James Fee

Group Sales Director
First Response Group



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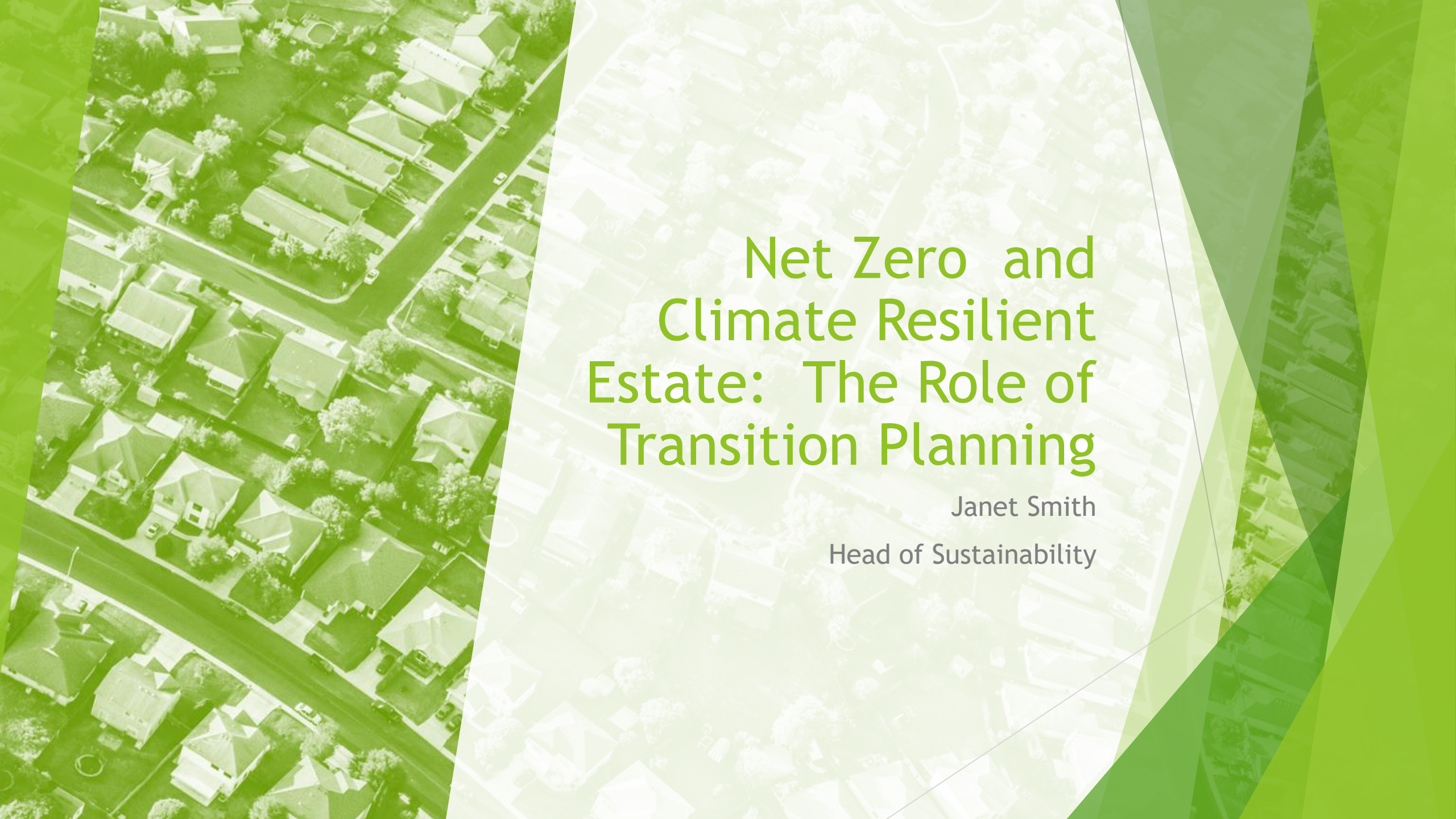
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Speaking Now...



Janet Smith

Head of Sustainability
Royal Wolverhampton NHS Trust and Walsall
Healthcare NHS Trust

An aerial photograph of a residential neighborhood, showing rows of houses with gabled roofs and trees. The image is overlaid with a semi-transparent green filter and geometric shapes. The text is centered on the right side of the image.

Net Zero and Climate Resilient Estate: The Role of Transition Planning

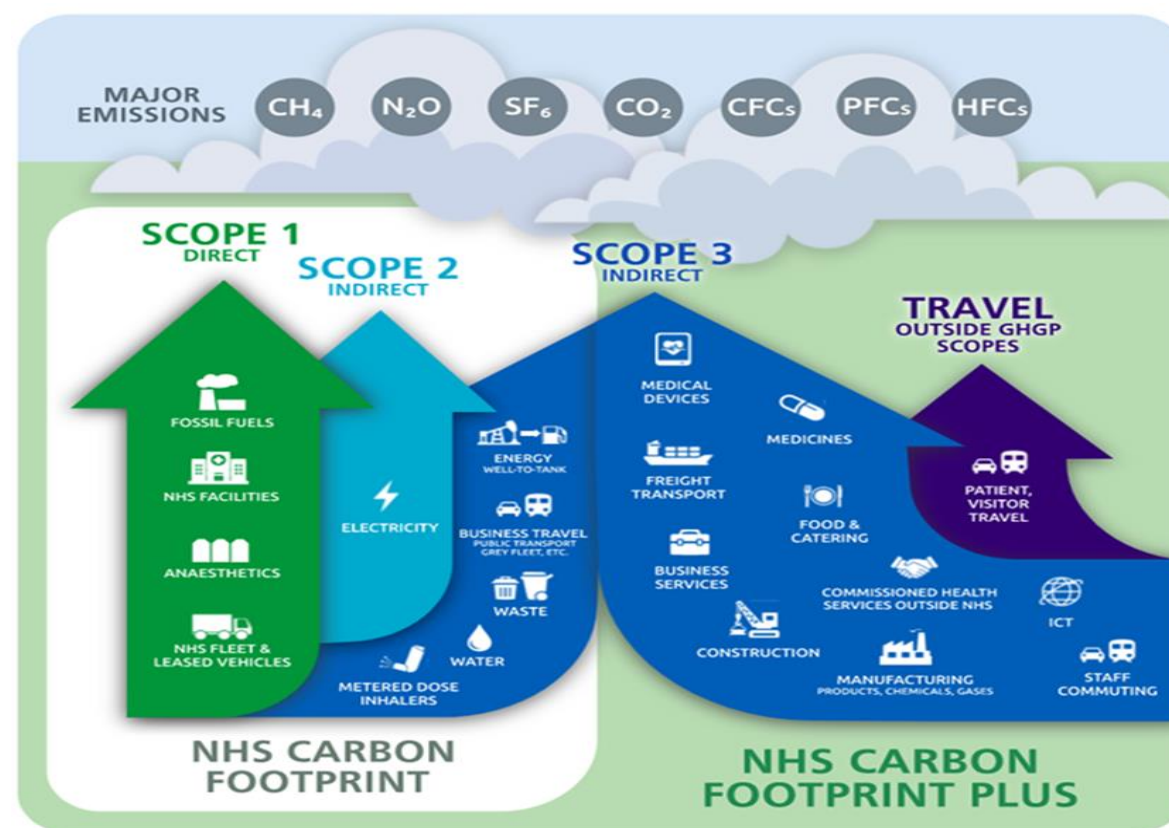
Janet Smith

Head of Sustainability

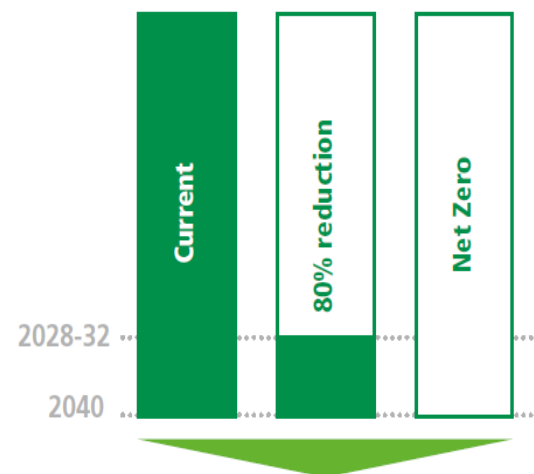
NHS Net Zero Goals

Net Zero by:

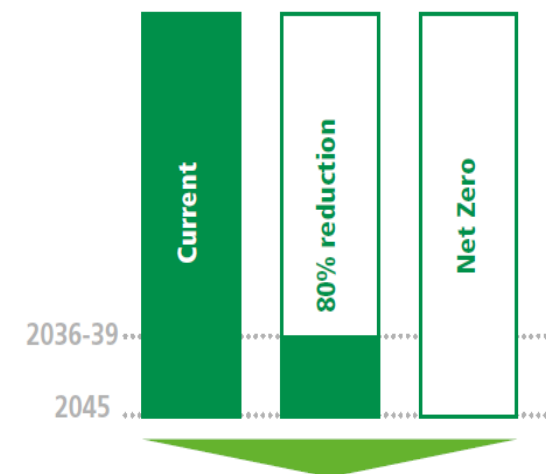
- ▶ 2040 on Direct Emissions
- ▶ 2045 for Indirect Emissions



NHS Carbon Footprint

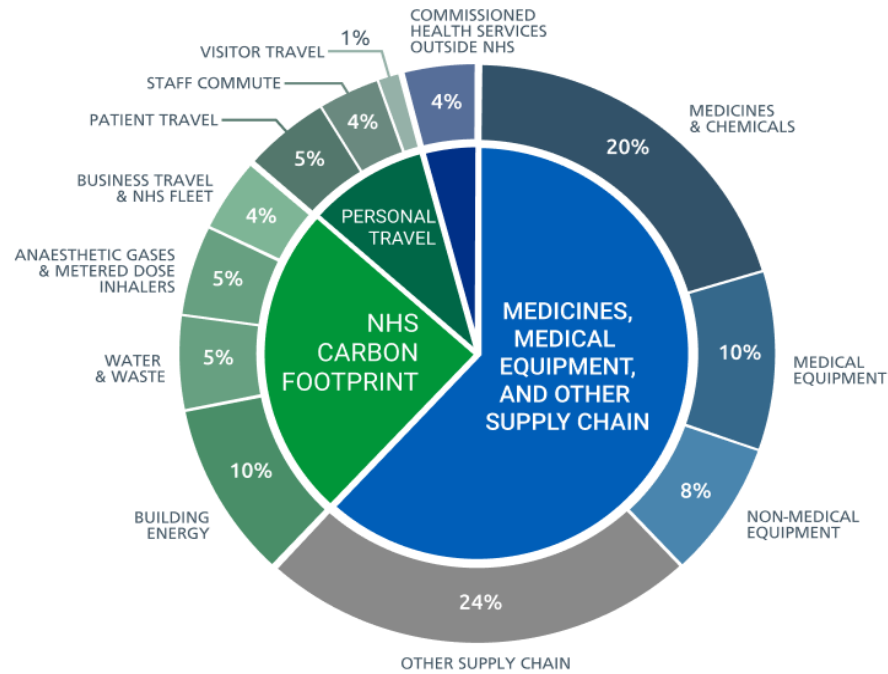


NHS Carbon Footprint Plus



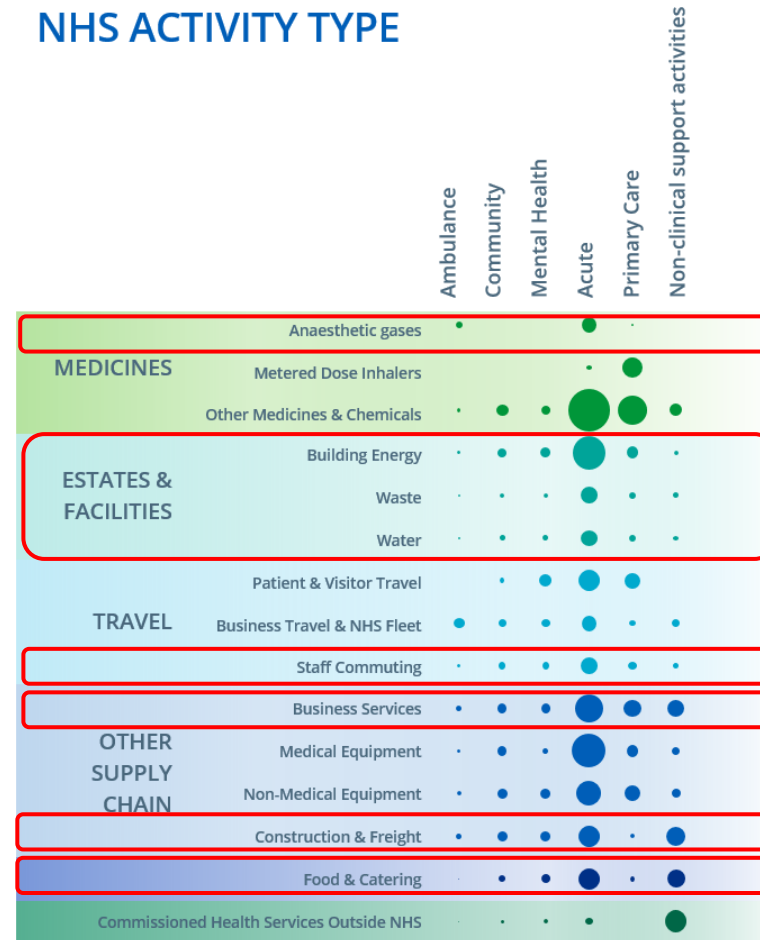
Carbon Footprint of the NHS

- ▶ **The NHS Carbon Footprint:** emissions in the NHS' direct control (closely matched to the Climate Change Act requirements)
- ▶ **The NHS Carbon Footprint Plus :** all scopes – delivery of care, supply chain and travel



Sources of carbon emissions by proportion

NHS ACTIVITY TYPE



Sources of carbon emissions by activity type and setting of care

National Standards, Policies & Guidance



NET ZERO
BUILDING
STANDARDS



BUILDING
REGULATIONS



NET ZERO ESTATES
DELIVERY PLAN



SUSTAINABLE
PROCUREMENT



FINANCIAL
POLICIES

Decarbonising our Estate

Royal Wolverhampton NHS Trust Experience



NHS
The Royal Wolverhampton
NHS Trust

Green Plan 2020-25



"As the largest employer in Britain, responsible for around 4% of the nation's carbon emissions, if this country is to succeed in its overarching climate goals the NHS has to be a major part of the solution. It is not enough for the NHS to treat the problems caused by air pollution and climate change – from asthma to heart attacks and strokes – we need to play our part in tackling them at source."

Sir Simon Stevens, NHS Chief Executive
October 2020

"Cutting carbon emissions is essential to protect health, everywhere in the world. I welcome the leadership of the largest single health system in the world, the National Health Service in England, in committing to be carbon neutral in its own operations by 2040, and to drive emissions reductions in its suppliers and partners. Health is leading the way to a greener, safer planet."

Dr Tedros Adhanom Ghebreyesus, Director General of the World Health Organisation (WHO)
October 2020



-A caring, effective, safe and sustainable Trust-

The Royal Wolverhampton NHS Trust Green Plan 2020-2025

**BUILDING AND ESTATES - ONE
OF THE FOCUS AREAS**

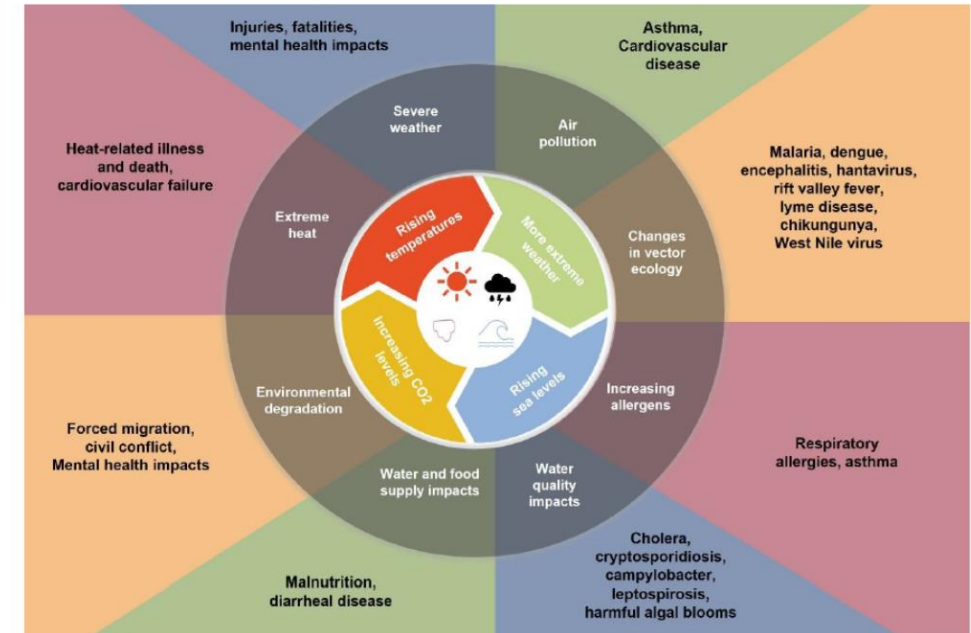
**TARGETS-25% REDUCTION IN
2025; NET ZERO BY 2040 AND
NET ZERO BY 2045 ON NHS
CARBON FOOTPRINT PLUS**

The Royal Wolverhampton NHS Trust Adaptation Plan 2022-2040

Assesses the impact of climate change - services and infrastructure

Sets out mitigation and adaptation actions - current and future impact of climate change

Figure 1: Impacts of climate change on human health¹⁰

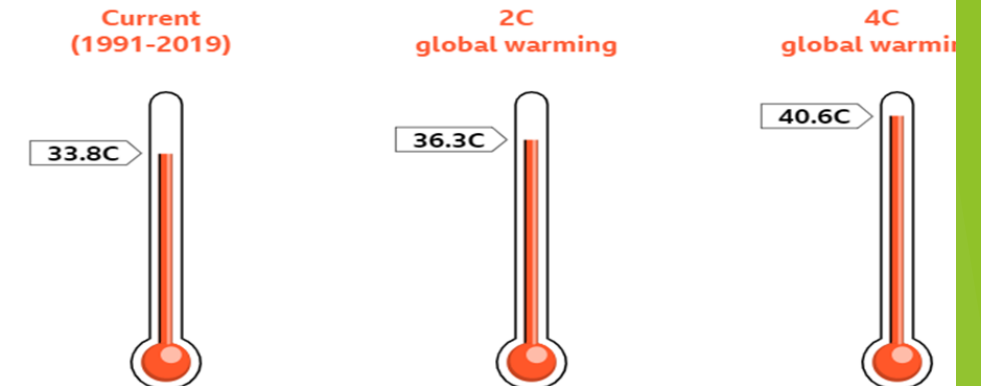


Your local area

Use buttons to change season



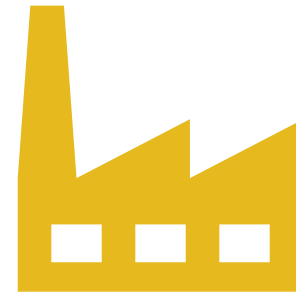
The hottest summer day of the past 30 years near you was **33.8C**. If global average temperatures increase 2C above pre-industrial levels, the hottest summer day could be about **36.3C**. If global temperatures rise by 4C, it could be about **40.6C**.



What our estates contributes to our carbon footprint?



Estates & Facilities =
20,079tCO₂e



Capital carbon 11,361tCO₂e

Strategies we utilised



REDUCING ENERGY &
WATER USE



ONSITE ENERGY
GENERATION



IMPROVING BUILDING
FABRIC



UTILISING MMC IN NEW
BUILDS



NET ZERO BUILDING
AND M & E STANDARDS



WASTE SEGREGATION,
REUSE, UPCYCLING &
RECYCLING

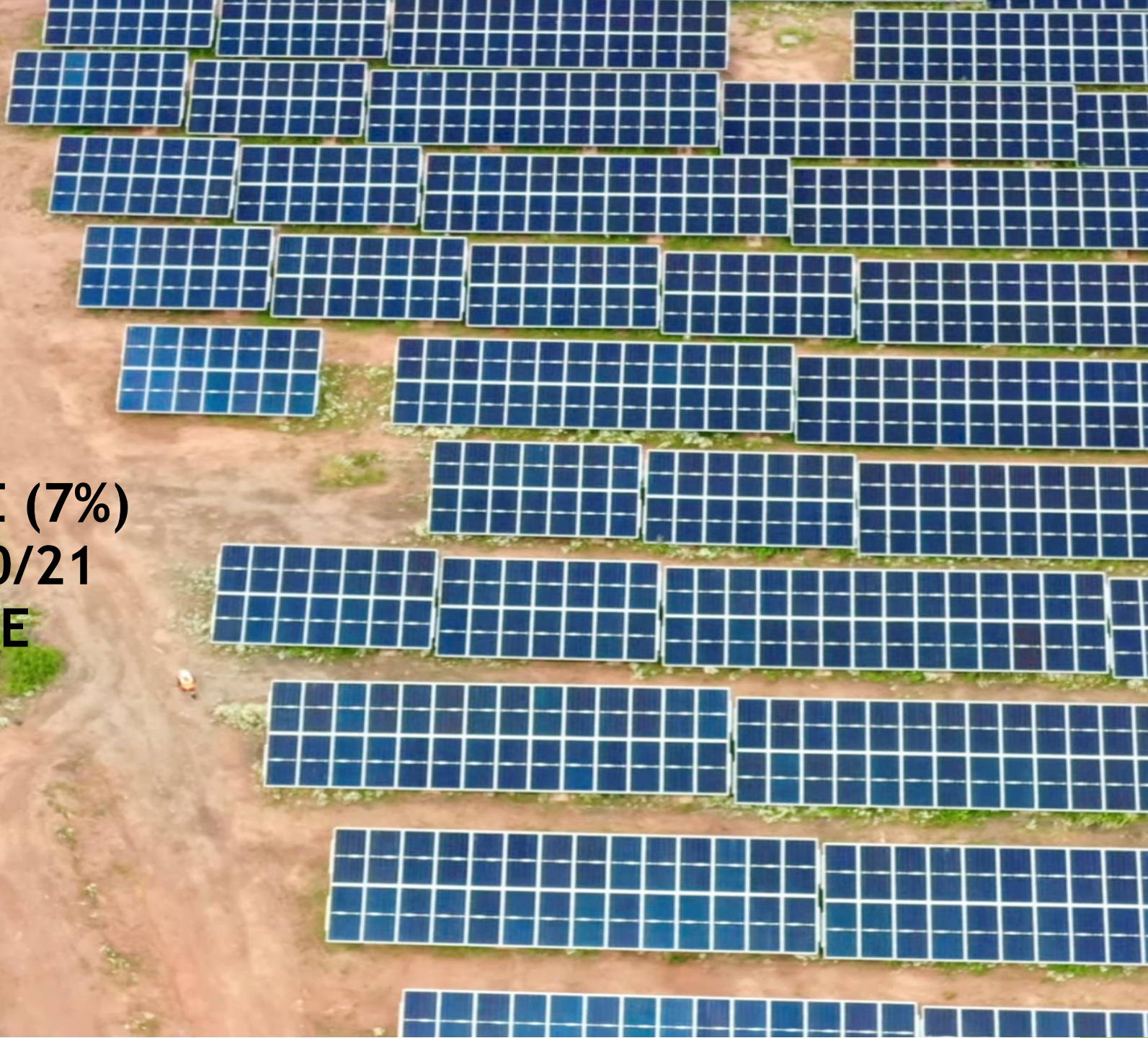


GETTING IT RIGHT -
PPM & REACTIVE
MAINTENANCE

How much
reduction have we
achieved so far?



**1,546TCO2E (7%)
FROM 2020/21
BASELINE**



Challenges we are currently facing

Funding and resources -
Cost Improvement
Programme (CIP) vs
investment for greening the
Trust hospital infrastructure,
systems and processes

Upskilling EFM staff - new
technology

Retrofitting retained estate

Cost of new technologies to
deliver net zero

Climate change impact -
mitigation and adaptation -
estates and services

Backlog maintenance
liabilities

Gaps in data

Aging estate

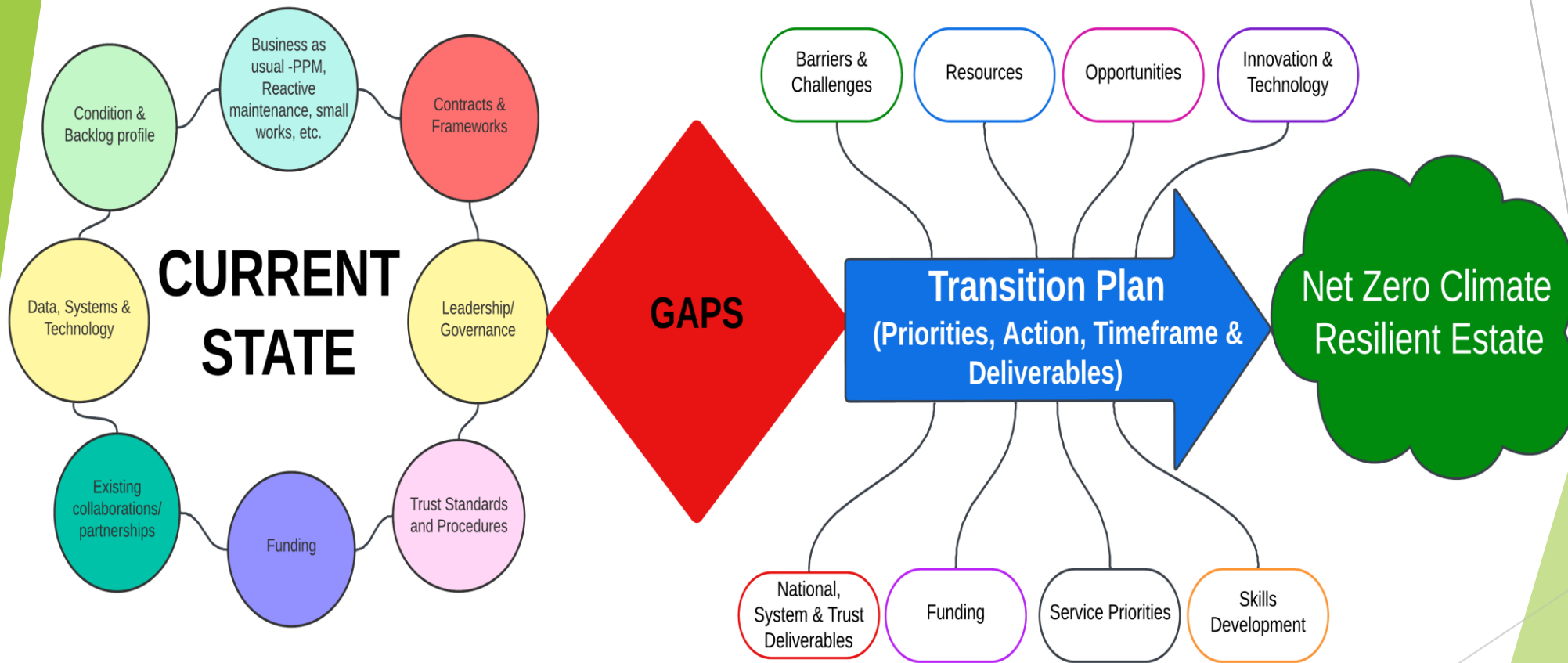
What is Transition Plan



An action plan that explains clearly the specific, tangible, actionable, and quantifiable measures that an organisation intends to implement to achieve net zero. It help us understand the:

- ▶ Risks
- ▶ Degree of changes that needs to happen
- ▶ Investment and Financial consequences
- ▶ Opportunities - funding, partnerships, skills development, etc
- ▶ Articulate to stakeholders the actions needed to be taken

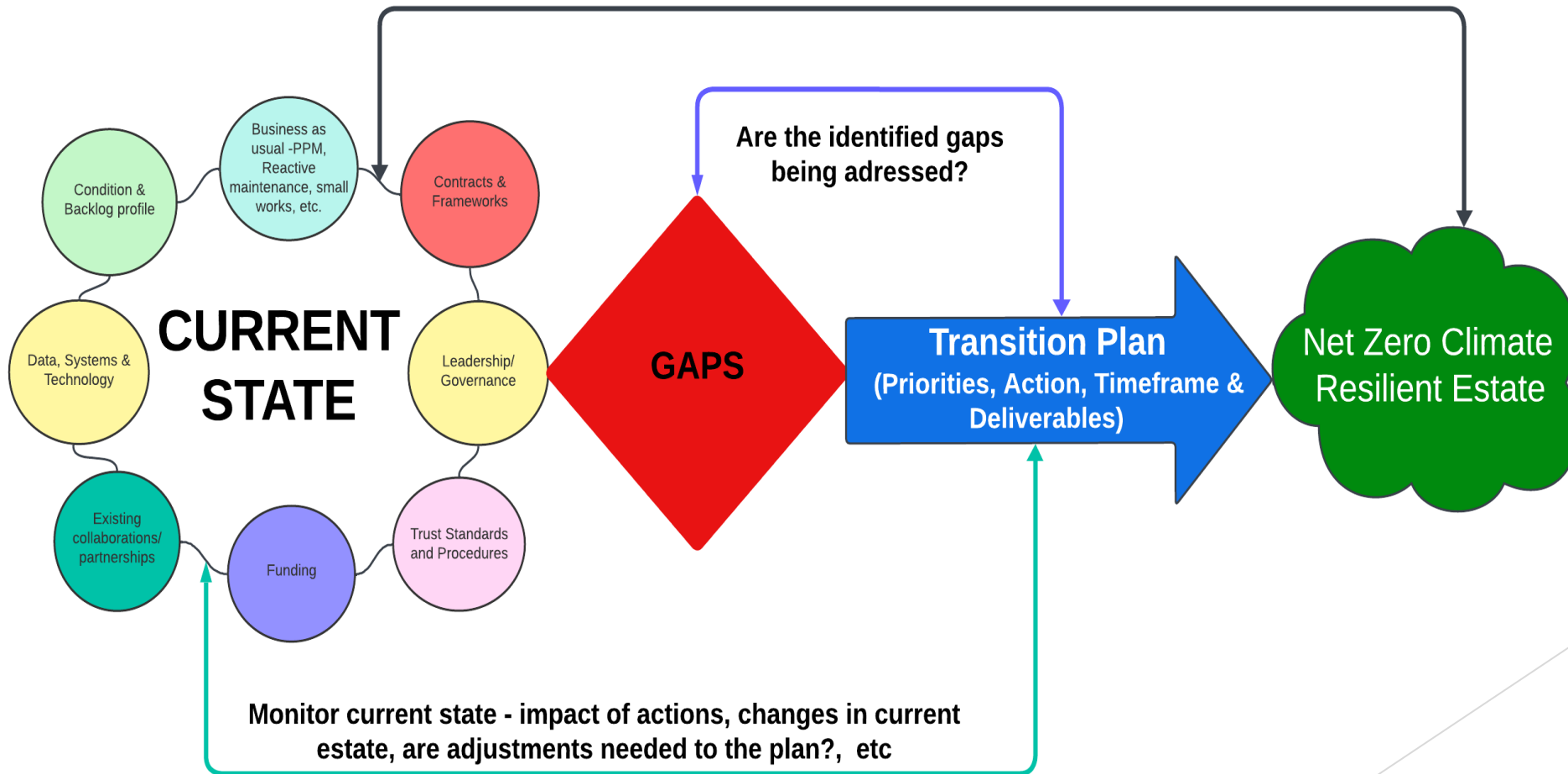
Transition Planning Process



Transition Planning

Monitoring and Assessment

Progress or Regression (Negative/Positive Impact)



CARBON NET ZERO

QUESTIONS??





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Up Next...



Shielding
your future

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Speaking Now...



Mike Parsons
Sales Director
Fire Division



**The Health Estates
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Lunch & Networking



Chairs Afternoon Address



Mrs Nicola Theron

Director of Estates - North Central London
Integrated Care Board



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Speaking Now...



Tom Davies

Business Development Director
PoGo Charge



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Speaking Now...



Becky Jones

Social Value Specialist
NHS Arden & GEM CSU

LEVERAGING THE NHS ESTATE TO DELIVER SOCIAL VALUE

Becky Jones

**NHS Arden & GEM and the Social Value
Network**

28th February 2024



What is social value?



- The 2030 Agenda for Sustainable Development provides a shared blueprint for peace and prosperity for people and the planet.
- At its heart are the 17 Sustainable Development Goals (SDGs), which are an urgent call for action by all countries.
- They recognise that ending poverty and other deprivations must go hand-in-hand with strategies that improve health and education, reduce inequality and spur economic growth – all while tackling climate change and working to preserve our oceans and forests.
- This set the conversation through which the social value concept was developed.
- It's important to understand your outcomes for social value, and what you're going to do to achieve them.



What is social value?

“...the **positive change you create in the local communities within which you operate**”

“...the **quantification of the relative importance** that people place on the changes they experience in their lives”

“... **added value** – the additionality of the service or contract”

Social value is defined through the Public Services (Social Value) Act (2012) which requires all public sector organisations and their suppliers to look beyond the financial cost of a contract to consider how the services they commission and procure can improve the economic, social and environmental wellbeing of an area



A legislative perspective

Public Services (Social Value) Act (2012)

“require public authorities to have due regard to economic, social and environmental well-being in connection with public services contracts; and for connected purposes”



Social Value Network

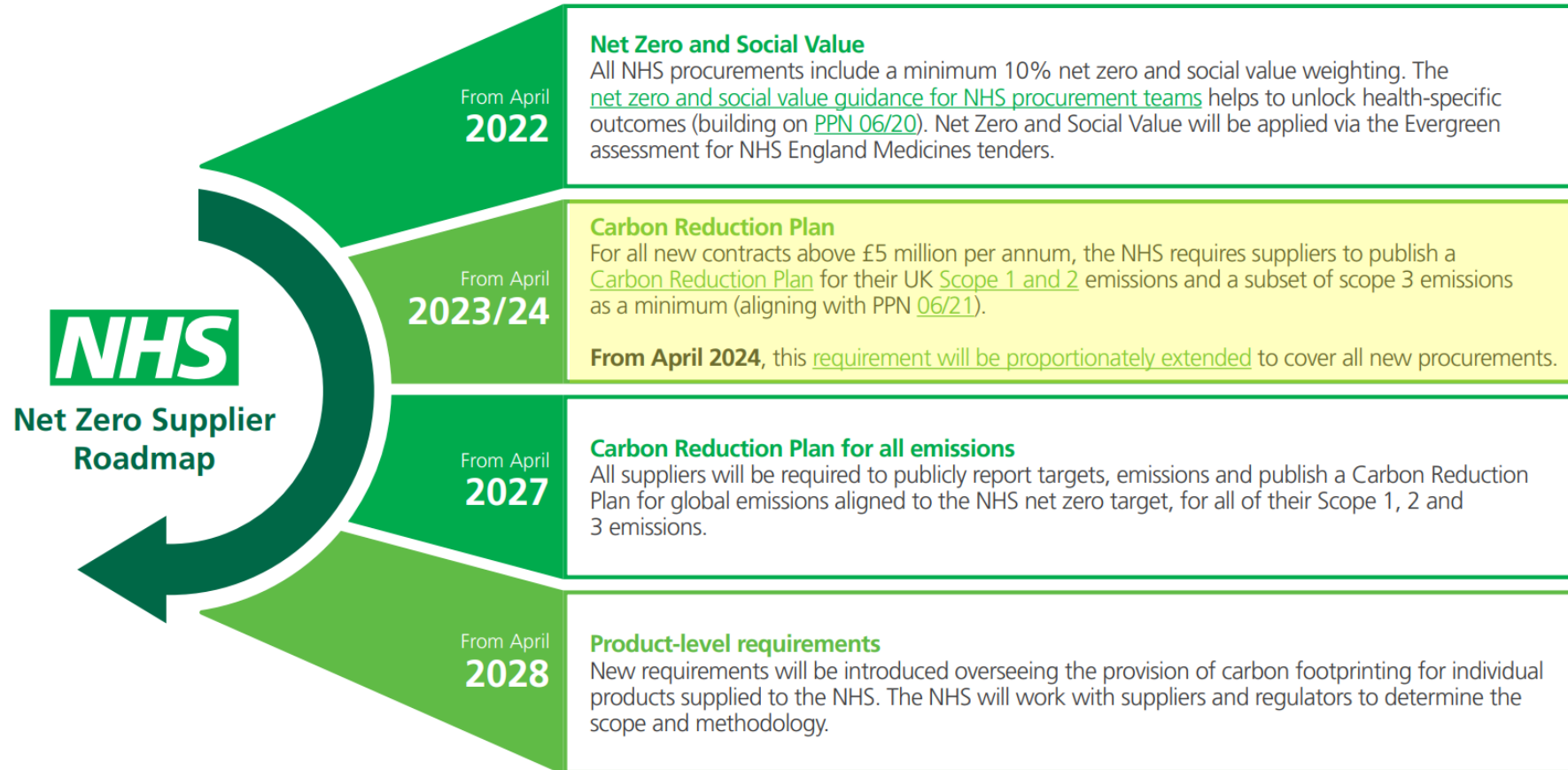


Social Value Network

NHS England and social value - procurement



Arden and
Greater East Midlands
Commissioning Support Unit





Social Value Network

NHS England and social value - procurement



Arden and
Greater East Midlands
Commissioning Support Unit

- **PPN 06/20**
- Places social value in procurement – at the end of a process
- Makes it a transactional approach
- Makes it a tick box exercise
- Means it's hard to design things at a system level as LAs and the VCFSE sector define it differently

- **PPN 06/21**
- Doesn't include primary care
- Again, focuses on procurement – end of the process
- Places a focus on carbon
- Unequal playing field



Why does social value matter?

- Legislative requirements
- Moral responsibility
- Right thing to do
- Delivering social value is vital – but complex
- Mixture of competing priorities, mixed messages and confusion with what's expected
- Need to put people at the heart of all we do



How does this align to estates?

NHS England Building for Health

1

Supporting
community
development

2

Improving
location
and access

3

Supporting
healthier
communities

4

Facilitating
economic
development

5

Enabling
access to
greenspace

6

Access to
good inclusive
employment
and training
in estates

7

Improved
design

8

Access to quality
and affordable
housing

9

Reducing negative
environmental
impact

10

Social value in
procurement





What does that look like?

- **Importance of partnerships**
 - Opportunity of using the NHS estate to enable full integration of VCFSE organisations to be a full part of the ICS
- The need to bring in revenue against **thinking more sustainably – carbon currency**
- Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) except for small sites will have to deliver at least 10% **biodiversity** net gain from January 2024



Importance of partnerships

Partnerships are everything

- Delivers the fourth pillar of the ICS to “...help the NHS support broader social and economic development”
- Supports the 10% focus on prevention as set out in the Hewitt Review
- Opportunity of using the NHS estate to enable full integration of VCFSE organisations to be a full part of the ICS
- Make best use of existing buildings to encourage joint working.



Social Value Network

Thinking more sustainably – secondary care



Arden and
Greater East Midlands
Commissioning Support Unit

Investing in buildings will eliminate 3.1 million tonnes of carbon every year from energy and water use. This can be accomplished in the secondary care estate by:

- Installing onsite renewable energy sources
 - Royal Manchester Children's hospital explored an option to invest in an on-site renewable energy project to save £80,000 in energy costs and 380 tonnes of carbon
- Ensuring estates are digitally integrated
 - Real-time energy monitoring (utilising AI) could contribute up to 2.3% of total required reduction in carbon emissions, with the investment paying for itself over a 2-year period.





Social Value Network

Thinking more sustainably – secondary care



Arden and
Greater East Midlands
Commissioning Support Unit

- Using the BMES to its full potential
- Upgrading heating, lighting, and ventilation systems. For example: every £1 million invested in energy performance will deliver a 1.33ktCO₂e and pay for itself over a 3.8-year period
- Other interventions include shifting to LED lighting and preparing for electricity-led heating to improve energy efficiency
 - A 100% shift to LED lighting, with an initial investment of £492 million NHS-wide, would pay for itself over a 3.7-year period and save £3.0 billion over the next 3 decades





Social Value Network

Thinking more sustainably - primary care



Arden and
Greater East Midlands
Commissioning Support Unit

Investments must also be made in the primary care estate to reduce emissions.

These interventions, across the approximately 9000 buildings in the primary care estate, could include:

- Engineering interventions including building insulation, lighting, and heating to save up to 59ktCO₂e annually
- Improvements to building equipment and management could save up to 34ktCO₂e per year
- Installation of on-site renewable energy sources could save up to 7ktCO₂e annually.

Information from London Procurement Partnership





Carbon currency

- Need to raise the importance of saving carbon alongside making financial savings
- This will require invest to save, as well as investment
- Have to see the bigger picture
 - ✓ Using cleaner energy, improving air quality, reducing the number of people requiring help for effects of breathing in poor air
 - ✓ Potentially save 28,000 – 36,000 lives
- Need to redefine how we see value – credit decarbonisation and penalise emissions
- Include this in finance reporting – to demonstrate its value



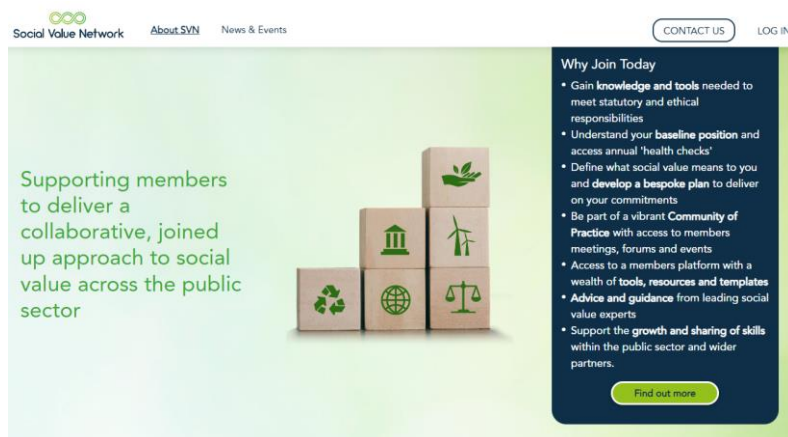
Biodiversity Net Gain (BNG)

- BNG is a way of creating and improving natural habitats
- It ensures development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development
- In England, BNG became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) from January 2024
- Developers must deliver a biodiversity net gain of 10%
- NHS organisations must consider this in all future planning applications.



Summary

- Social value is **delivering added value** to local communities/patients from a social, economic or environmental perspective
- The **NHS estate can play its part** by decarbonising, making better use of the estate – for local communities/VCFSE/local businesses to use
- Helping to **strengthen communities** will encourage self care and reduce the reliance on public services
- We can help to refocus how the NHS is used, strengthening social value, through using the **estate more effectively**
- The estate is an enabler, but estates colleagues are dynamic and often **lead change** – let's do that here!
- Arden & GEM can help you to achieve your **social value potential**

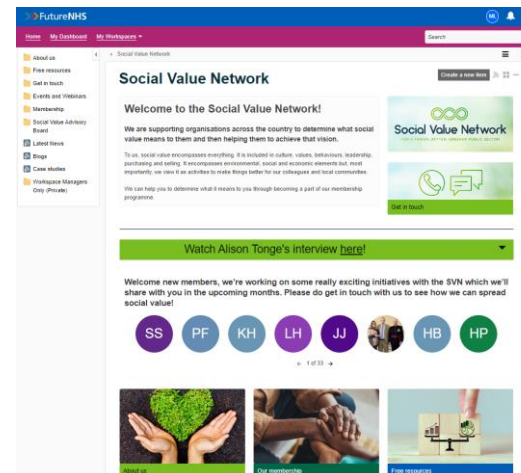


Social Value Network
consultancy

(including Social Value Advisory Board)

www.socialvaluenetwork.org

Specialist



FutureNHS workspace

[https://future.nhs.uk/
SocialValueNetwork](https://future.nhs.uk/SocialValueNetwork)



Social Value Quality
Mark Health Award

Coming soon...

- A social value measurement tool, specifically for health
- Net zero and carbon foot printing partnership



Social Value Network

Thank you!



Arden and
Greater East Midlands
Commissioning Support Unit

Any questions?



becky.jones23@nhs.net



The Health Estates Conference



Foundations for the
future

Speaking Now...



Dr Gemma Jerome FLI
Director
Building with Nature



Building
with Nature

Healthcare Estates Conference 2024

info@buildingwithnature.org.uk

Dr Gemma Jerome, Building with Nature Director



Natural Foundations: How
green and blue
infrastructure standards are
key to improving **healthcare**
infrastructure and
accelerating the NHS
pathway to **Net Zero?**

The BwN Standards Framework 2.0

12 quality Standards providing a definition of high-quality green infrastructure

CORE



WELLBEING



WATER



WILDLIFE



Our Standards Board

The Building with Nature framework is overseen by our Standards Board, comprised of key professional bodies, leading experts in green infrastructure and representatives from industry and government across the UK.



Building with Nature Awards

We offer Assessment and Accreditation, and associated guidance, at every stage of design and development (i.e.) pre-construction and post-construction, to highlight what good looks like throughout the green infrastructure lifecycle.

OUTLINE
planning
application



RESERVED MATTERS
& FULL planning
application



SPOTLIGHTING
Good industry
practice



We also accredit policy documents to confirm local authorities have clearly defined their requirements for high-quality green infrastructure.





Forth Valley Royal Hospital and Larbert Woods

“Forth Valley Royal Hospital and Larbert Woods is a national exemplar for demonstrating what is possible when a shared vision between ambitious and committed partners is delivered with fastidious attention to the detail set out by the professionals responsible for protecting and enhancing landscape quality in the early stages of design.

The partnership between NHS Forth Valley, Forestry Commission Scotland and Nature Scot, and the commitment to quality from RaeburnFarquharBowen landscape architects at each stage of delivery, has resulted in the delivery of an exceptional medical facility in a high-quality landscape setting.”

Case Study materials



 Building with Nature

Forth Valley Royal Hospital and Larbert Woods

 Building with Nature
FULL

 Building with Nature
National Award

Development Name: Forth Valley Royal Hospital and Larbert Woods

Location: Larbert, Scotland

Type of project: Community infrastructure

Applicant: NHS Forth Valley

BwN Assessor: Sheena Raeburn, RaeburnFarquharBowen

BwN Award: Full (Excellent), National Award 2020

Key Stakeholders: Forestry and Land Scotland, Green Action Trust, Maggie's Centres, Falkirk Council



<https://www.buildingwithnature.org.uk/indexw>



Hear direct from NHS stakeholders on the benefits of estates which work for people and wildlife

A landscape photograph showing a residential development with modern, dark-colored buildings in the background. In the foreground, there is a lush green area with tall grasses and a body of water, possibly a pond or a stream, reflecting the sky. The sky is blue with scattered white clouds. The text 'Quality vs Quantity' is overlaid on the image in a white, outlined font.

Quality vs Quantity

Quality underpins functionality at each stage of the development process, from concept, through to construction, and long-term stewardship of development.


BNG assists the development process by raising the baseline for a development's measurable contribution to nature. For habitat creation/enhancement to optimise benefits to both people and wildlife, both quantity *and* quality must drive the design green infrastructure.



Context is key - every site is different

Green infrastructure adds ecological & social value to your estates, whatever type/scale of development.

A nature positive approach builds in climate resilience & nature recovery, bringing benefits to people, wildlife, and the wider environment & economy.



**Green
infrastructure =
Nature as design**

High-quality green and blue infrastructure can help to define and deliver **sustainable spaces** to secure **longevity** of health and wellbeing for **humans**
**(and more than humans)*
in an **age** characterised by **change** and **uncertainty**

Green infrastructure = critical infrastructure

Green infrastructure (GI) is a network of multi-functional green features, integrated into the built-environment, that enhance biodiversity, provide connectivity, support climate resilience, promote better public health and increase community wellbeing.

GI is not simply an alternative description for conventional green and open space, high-quality GI stacks and optimises multiple key functions, which in turn support a range of benefits including protecting and enhancing natural habitats, delivering environmental gains, creating inclusive and accessible places, integrating nature-based water management solutions and contributing to place distinctiveness.



Green infrastructure components

GI components include green features: parks, open spaces, allotments, private gardens, street trees, woodlands, ecological habitat, soils, and integral built-environment features such as green roofs and walls, bee bricks, bird and bat boxes, soils, and blue features such as rivers, streams, ponds and Sustainable Drainage Systems (SuDS) e.g. swales, raingardens and permeable paving.



Drivers for change – Government legislation

Climate emergency + Ecological emergency are two sides of the same coin:

GI supports resilience to extreme heat, offers shading and cooling for improved safety, health & wellbeing of communities.

GI optimises resilience to climate-related flooding & drought.

Habitat creation helps with climate response (adaptation and mitigation) e.g. green roofs and green walls help to regulate temperatures, address UHEI, and introduce a network of wildlife havens through towns and cities.

Environment Act 2021 (Defra) + Levelling-up & Regeneration Act 2023 (DLUHC) both ask developers to address nature recovery, climate change, and access to nature:

Biodiversity Net Gain **MORE/BIGGER/BETTER**

Nature Recovery Networks & Local Nature Recovery Strategies
MORE CONNECTED

Nature on your doorstep **CLOSE TO PEOPLE**



Drivers for change – Pathway to Net Zero

GI can help you to positively responding to the climate emergency in 3 key steps:

- **mitigation** (reducing carbon) *e.g. urban cooling, sequestration.*
- **adaptation** (responding to carbon) *e.g. SuDS for flood resilience.*
- **climate + nature positive behaviours** *e.g. safe, green, convenient active travel routes for walking / cycling / scooting etc.*

Conclusion: Explore and exploit synergies between approaches that deliver climate-positive and nature-positive development simultaneously



Drivers for change – patient-centred design

GI can help you to positively responding to patient-centred design in 3 key steps:

- Accessible and high-quality greenspace for everyone to enjoy (patients + visitors + staff).
- Identify and reduce health + social inequalities at neighbourhood level; role of NHS in community.
- Address wider determinants of health at sub-regional level by addressing the links between built and natural environment (e.g. active travel routes to facilities, recognising role of air pollution in childhood asthma, mental health).

Conclusion: Focus on outcomes for people



Drivers for change – ESG/green finance

Good governance – delivering NHS ‘triple aim’

Transparent impact on society and the environment

Valuing Nature Services and Prioritising Nature-based Solutions

e.g. carbon storage from healthy forests, grasslands, wetlands can be greater than managed equivalents owing to greater soil depth, age & structural diversity; identify assets across your estates.

e.g. creating new features, such as pocket parks or green roofs, which are well-located and well-managed can contribute to urban cooling, storm-water management, and bring mental + physical health benefits even when features are small-scale.

Conclusion:

Protecting + restoring valuable existing features can cost less and save more carbon. Even small-scale interventions matter.



Making nature-friendly estates a reality

Accessible

Inclusive

Enjoyable





Preventative *and* restorative



Thank you





The Health Estates Conference



Foundations for the
future

Speaking Now...



Karina Dare

Primary Care Estates Strategy Lead
NHS Property Services Ltd



**Transforming underutilised
space into a new
Neighbourhood Hub in York**

**HEALTHY
PLACES**

Karina Dare
**Primary Care Estate
Strategy Lead**

Who we are

NHS

Property Services



2,700
properties



6,000
colleagues



7,100
occupiers



6 million
patients daily



10%
of the NHS
estate



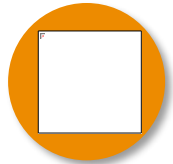
£3 billion
value



Transforming the Estate



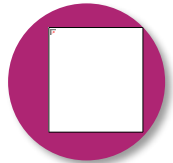
The NHS **estate has a key role** to play as an enabler to service change. Access to NHS capital is limited, many systems are facing financial challenges which means revenue is also scarce.



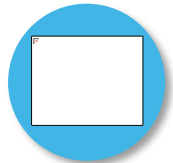
We **partner with ICBs** to improve the patient experience, reduce inequalities, optimise NHS space use and meet future needs of the health system.



We have had an active programme of disposing of surplus properties since 2013. There have been **184 disposals** releasing **£154m** for re-investment.



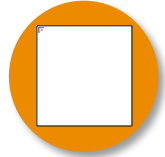
We consider how and where we invest and how we support local communities. **£150m** in capital investment in 2022/23.



Our experience is that achieving change and securing funding for change now requires **multiple partners** and often **combining funding** sources.

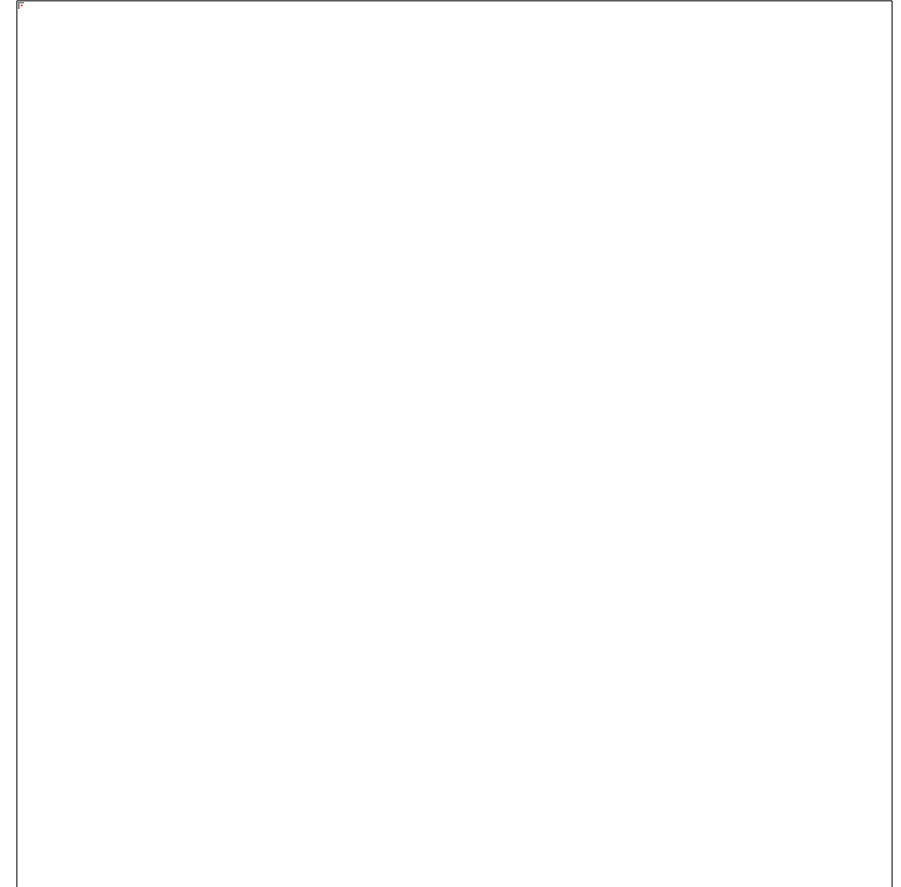
Acomb Garth Community Centre

Creation of new flexible clinical space for primary care



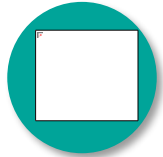
Challenge

- 900m² of under-utilised space
- Pressure on general practice services
- Lease ends 2 x general practices
- Limited access to capital
- Constraints of time and deliverability
- No single organisational solution
- Planning and delivery at a neighbourhood level



Acomb Garth Community Centre

Creation of new flexible clinical space for primary care



Partners

- Vale of York CCG / Humber and North Yorkshire ICB leadership to identify the requirement and move funding for revenue costs
- City of York Council support as system partner and service commissioner
- Nimbuscare (GP Federation) strategy, project management, clinical service delivery and co-ordination
- Tees Esk & Wear Valleys NHS Foundation Trust released former inpatient space and budget, co-locating and delivery of services
- NHSPS strategy support, funder using funds from disposals, construction project management, ongoing property and facilities management

Acomb Garth Community Centre

Creation of new flexible clinical space for primary care



Criteria

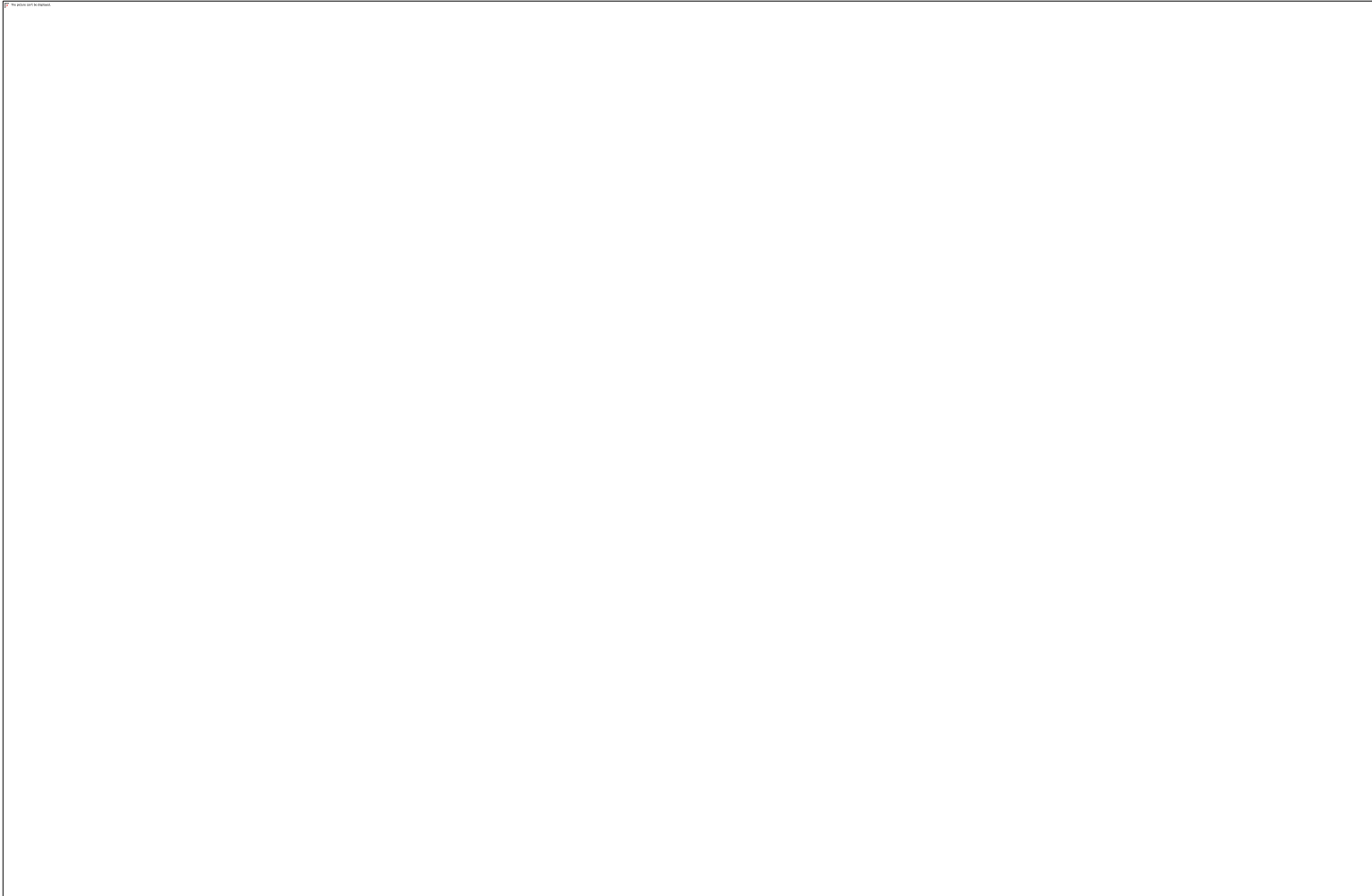
- **Business Needs** - provides capacity for future demand for primary and community care services
- **Strategic Fit** - genuine efficiencies which support the delivery of further integrated primary and community care services
- **Benefits** - value for money (VFM), sustainable delivery, reduced overall running costs and maintains quality aspirations
- **Achievable** - flexibility for the future, deliverable in the short term and minimises impact to current service delivery
- **Affordable** – both capital and revenue are available and affordable

NHS Sites & Services

Identifying 'Where we are now'



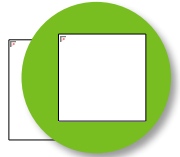
Property Services



- General practice premises, health centres and mental health facilities within the NHS or wider public sector estate.
- York Teaching Hospitals NHS FT have services based at some of the general practices, Acomb Health Centre and Cornlands Clinic (owned by Priory Medical Group).
- Harrogate & Districts NHS FT deliver community dental services from Cornlands Rd Clinic and community services from Acomb HC.
- Tees, Esk & Wear Valleys NHS FT deliver mental health services from Acomb Gables and Acomb Health Centre.

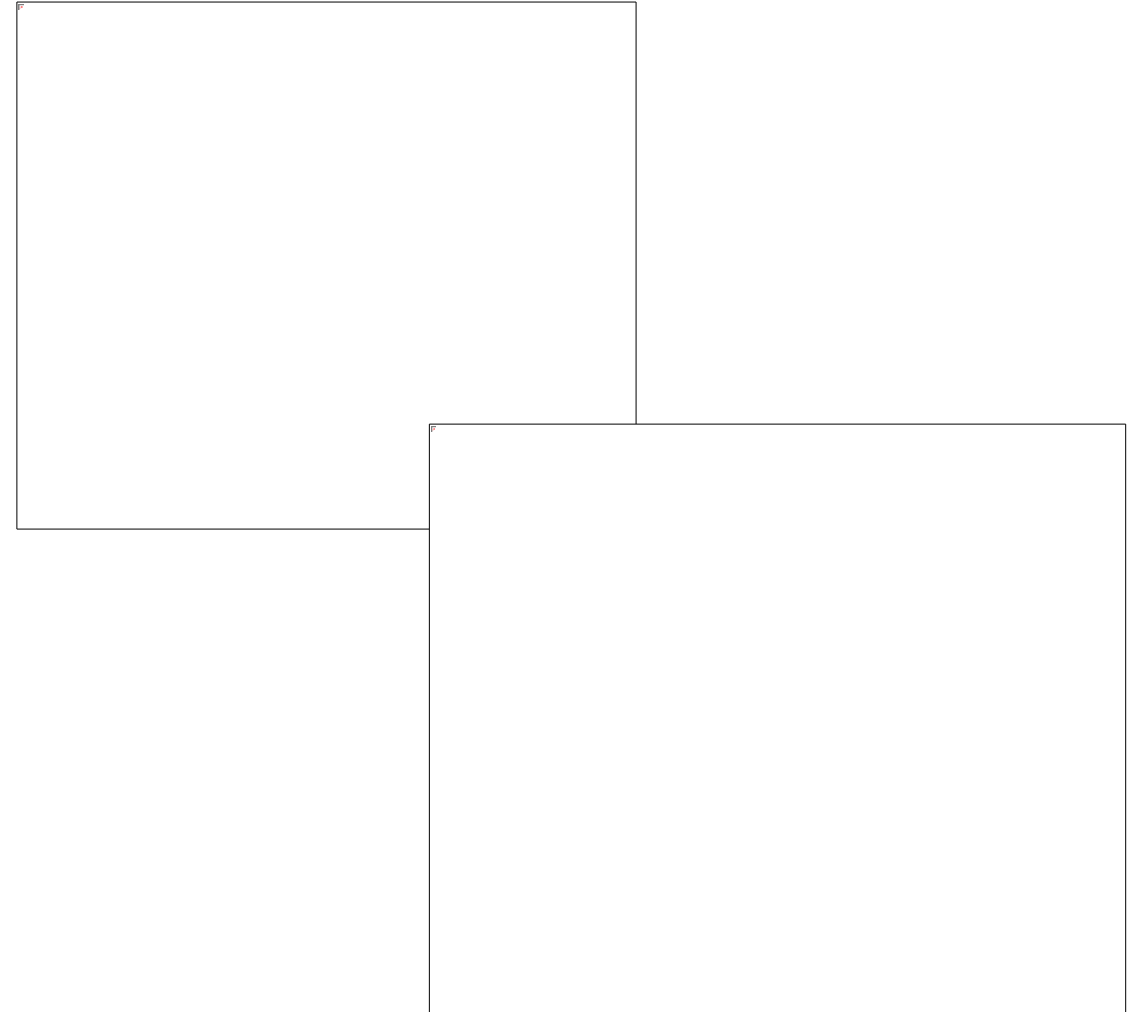
Acomb Garth Community Centre

Creation of new flexible clinical space for primary care



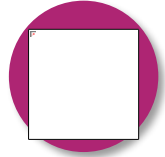
Solution

- £750k funding from NHSPS disposals
- 'Bronze' refurbishment of existing care facility
- 20 clinical rooms - support 3 Primary Care Networks
- Bookable space supports other community services and Additional Roles (ARRS) roles
- Opened June 2022



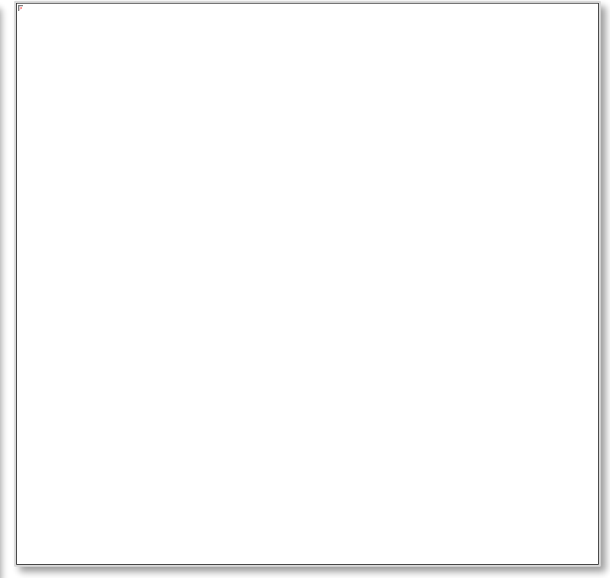
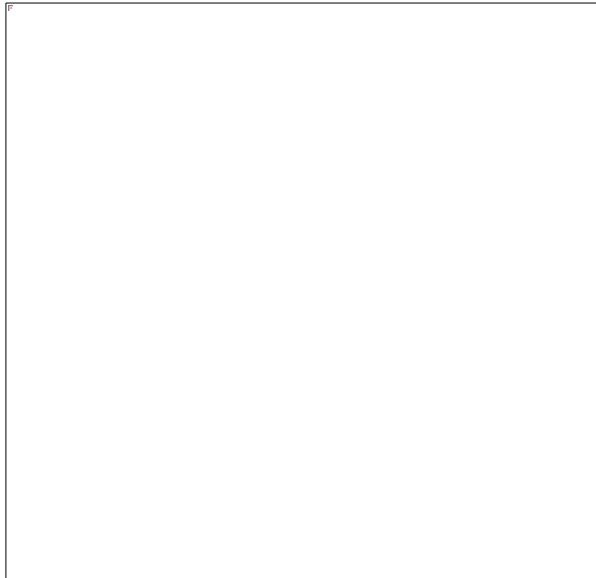
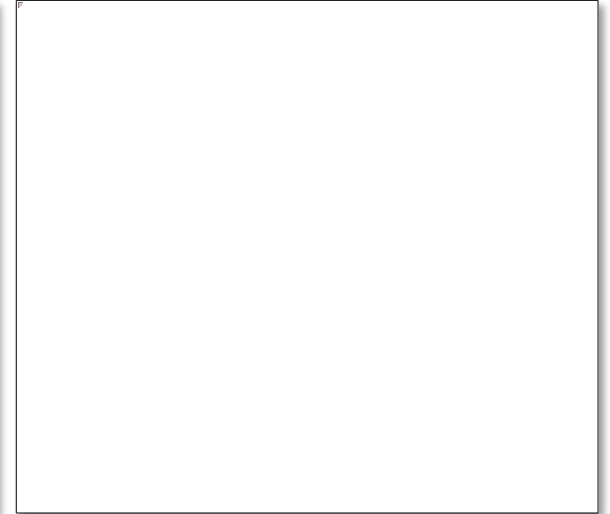
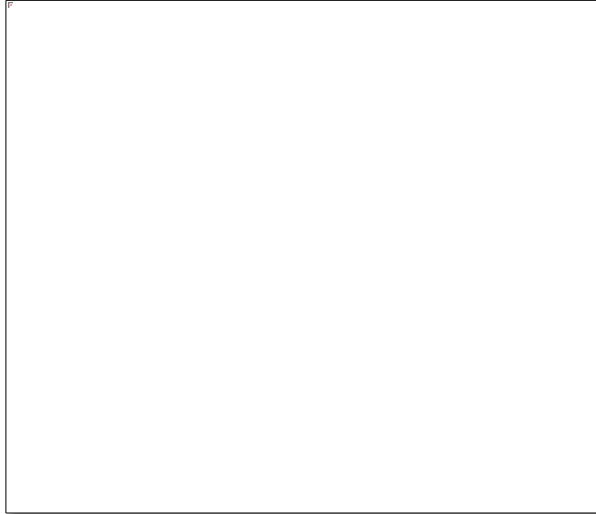
Acomb Garth Community Centre

Creation of a new flexible space for primary care



Impact

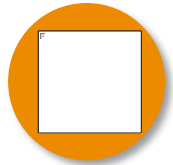
- Increase primary care capacity
- **Neighbourhood focus** for services
- Improved local services including diagnostics
- Targeted **deprived communities** to improve their health outcomes, 22,000 patients
- Social prescribing and the community cafe. Used by a wide range of services and charities. Allows local people to **create support networks** and potentially **reduce loneliness** and social isolation
- Modern, pleasant facilities: improve **staff working conditions and wellbeing**
- Capital costs: Significantly lower than alternatives



Learning



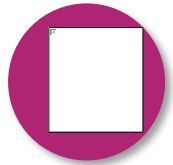
You need **Strategic Engagement and Agreement** – from all of the partners at the senior level to unlock issues. Everyone needs to agree on the common objective.



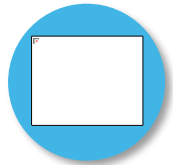
Developing **partnerships** meant that each partner accepted some risks, this allowed us to proceed quickly into construction and resulted in earlier delivery.



Effective communication was maintained through joint project management with regular meetings through the concept, project design and delivery stages. This allowed early resolution of issues.



Consider how to minimise cost and get the best possible use of scarce capital including **capital from disposals**.



This project is an example of using existing facilities and redeveloping them to serve the **neighbourhood** through **system collaboration**.

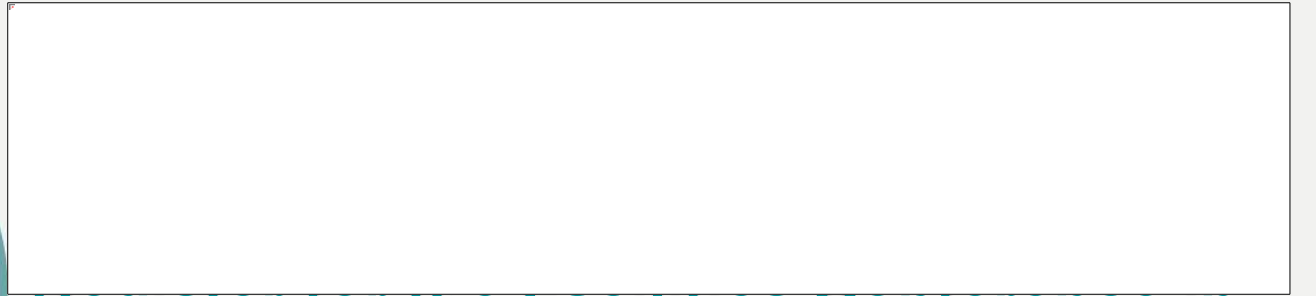
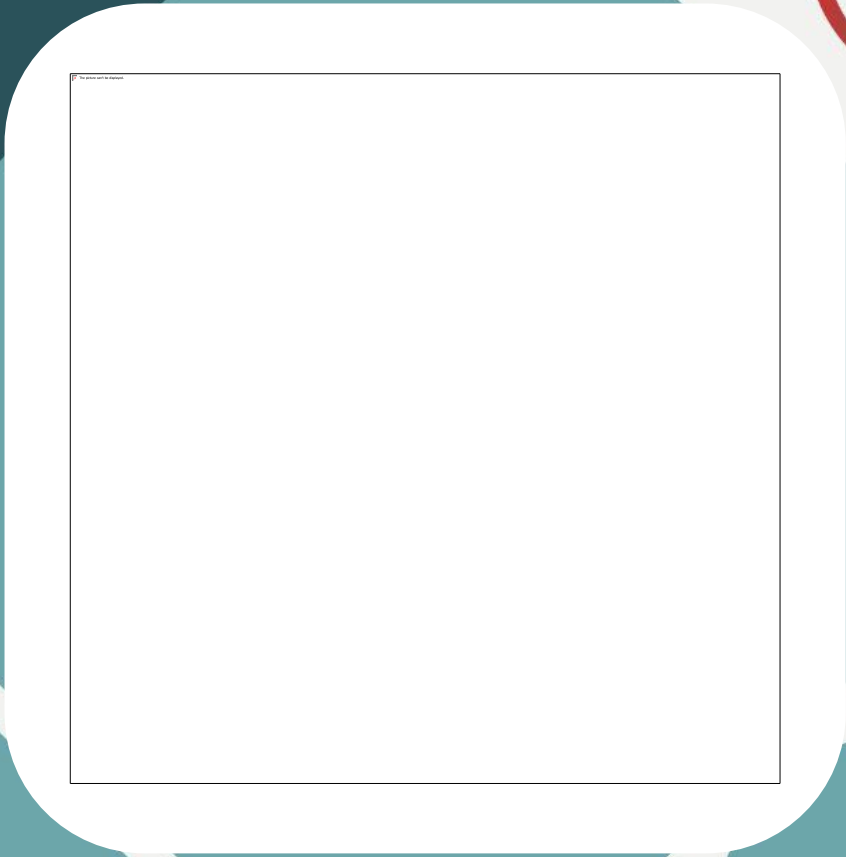


**The Health Estates
Conference**



Foundations for the
future

**Canapés,
Drinks and
Networking**



**Register for the Facilities Conference in
July 2024...**

