

USEFUL INFORMATION ABOUT NHS Property Services Ltd

Overview

NHS Property Services Ltd will be a property company wholly owned by the Department of Health. The principal function of the company will be to hold and manage part of the estate that is currently owned by PCTs, together with surplus SHA and Arm's Length Bodies (ALB) estate. The abolition of PCTs and SHAs, and the transfer of their property, is however subject to the passage of the Health and Social Care Bill.

The aim is to achieve a seamless transfer of the estate and day-to-day management of it to the company prior to the abolition of PCTs and SHAs. Over time, the organisation will drive greater efficiency in the management of the estate, with resources freed up to improve properties and invest in other frontline services.

The PCT portfolio accounts for c. £6.6 billion, of which c. £4.6 billion is freehold. Approximately two thirds of the current estate is expected to transfer to NHS Property Services Ltd.

This estate is likely to include:

- Administrative buildings
- Operational community care property:
 - in multiple occupation
 - where the NHS provider is a minority occupier
 - where the community provider is a non-NHS provider
- Operational primary care property, e.g. some GP surgeries
- Surplus property

The estate which does not transfer to NHS Property Services Ltd. will be transferring to NHS providers. The lists of property for proposed transfer to these organisations are currently under consideration by the Department of Health.

Location

The structure and location of NHS Property Services have not been fully developed as yet. However, at a national and sub national level it is intended that it will mirror the NHS Commissioning Board locations as far as possible, with further local resources where required.

Numbers of Staff

Work is currently being undertaken to confirm how many people are in scope. This is expected to be completed by the end of February 2012.

Organisation Design

Work will begin in earnest on this in Spring 2012, Further details will be published as these become available. Due to the complexities of the Estate, it is envisaged that properties and staff may transfer from PCTs in a number of waves, between September 2012 and March 2013. This is still to be confirmed.

Some property and therefore the related estate management function will transfer to NHS Providers.

Useful documents

6th January 2011, announcement re Community Foundation Trusts rights to request acquisition of surplus PCT estate.

http://www.dh.gov.uk/en/Healthcare/TCS/Abouttheprogramme/DH_123297

Announcement on 4 August 2011 that NHS Trusts and Foundation Trusts may also request the transfer of PCT estate, assets and liabilities used to deliver community services. Guidance published on the same date.

http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_129008

Ministerial announcement 25th January 2012 re the formation of NHS Property Services Ltd.