

ESTATES

Strategies



Niche Healthcare Consulting and our specialist mental health section, Mental Health Strategies (MHS), lead the way in providing estates strategies.

Following mergers many trusts have inherited a large number of buildings and sites which frequently benefit from rationalisation. Furthermore the creation of Foundation trusts has created additional freedoms to borrow and dispose of assets.

Models of healthcare continue to develop in response to patients needs and it is essential that the estate supports this. Estates Strategies are playing an increasingly important role in a trust's overall strategy.

What we offer

We offer a three sided approach which combines in depth knowledge of the built environment requirements, with a detailed understanding of the clinical drivers and an understanding of financial issues. This enables us to work in an integrated way so that we can accurately assess the strategic fit between your clinical vision and estate within the context of cost and affordability.

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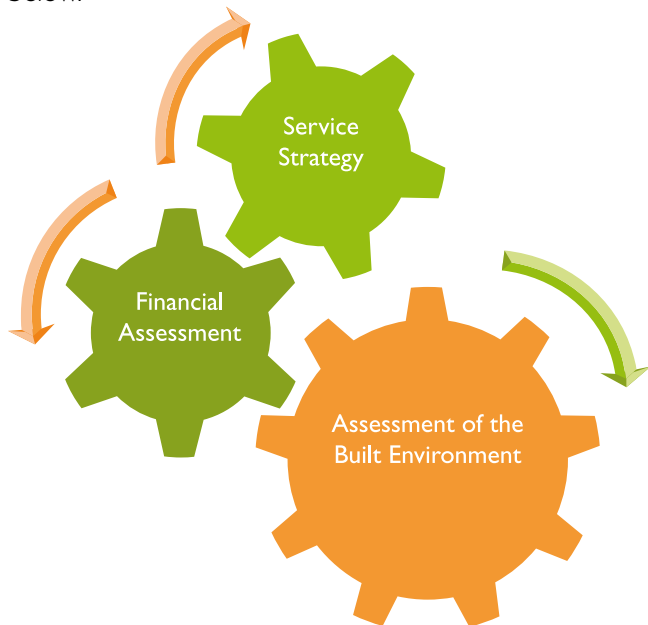
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Using standard assessment tools such as the 6 facet survey and our own bespoke models we can assess your current estate and issues such as accessibility and geographical reach. Our financial consultants can also examine revenue costs associated with the estate and current staffing configurations. As healthcare consultants we are also adept at reviewing your clinical drivers in terms of changing models of care and future capacity requirements. Our approach is illustrated in the diagram below.



Below are some examples of estates strategies our healthcare planners have been engaged in:

Coventry and Warwickshire Partnership Trust

Review of the Learning Disability Estates Strategy

MHS were engaged by the Trust to create an estates strategy covering assessment and treatment services, secure provision, challenging behaviour and ASD services for people with Learning Disabilities. This involved:

- an assessment of the condition of the current estate
- a review of plans and development control plans

- a financial analysis of the costs associated with each site and the revenues
- capacity planning and service strategy analysis
- options appraisals with senior managers on the key strategic choices facing the development of the estate

Surrey & Borders Partnership NHS Trust

Review of the Estates Strategy

Surrey and Borders estate consists of 290 buildings on 140 sites. These cover learning disabilities, adult mental health and older adult mental health services. The estates strategy proposed a rationalisation of the estate to fewer sites and a £70m programme of investments and disposals. We conducted a comprehensive review of the Estates Strategy. This review covered:

- review of the condition of the estate and its fitness for purpose
- an option appraisal with senior managers to determine strategic direction
- reviewing development control plans
- a financial review of the capital and revenue
- a review of the service strategies and model of care
- a market analysis of the local healthcare economy

Scottish Borders Health Board

Review of Estates and Service Strategy

The mental health and learning disability estate contained large unmanageable wards in unsuitable accommodation and a number of rehabilitation units with comparatively long lengths of stay. Our healthcare planners were involved in reviewing the estates strategy and the service strategy in line with the Board's financial recovery plan. Option appraisals were also conducted and a report was produced recommending the divestment of rehabilitation services to fund a programme of new build and refurbishment in assessment and treatment services.