

UHD - Wessex Fields

5 win-wins:



Jobs



Homes



Environment



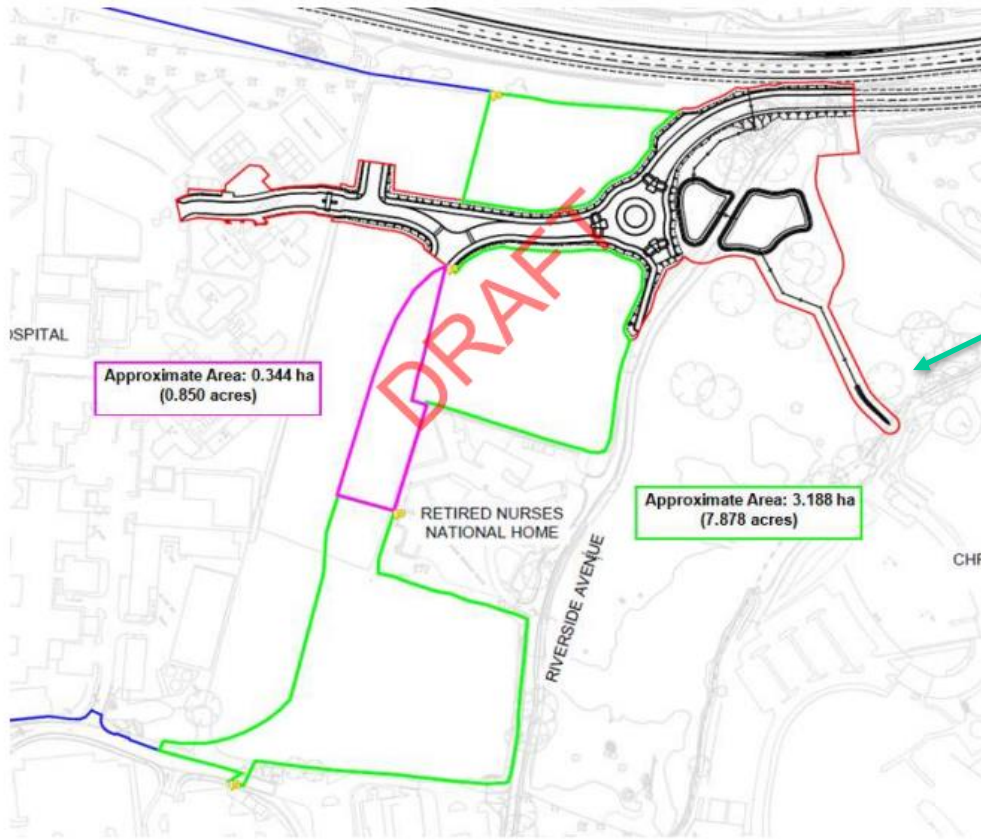
Best value



Health

Plan of site

Shows road link to hospital (now under construction)
Blue & yellow boxes are the c8 acres being purchased



Wessex fields

- Temporary construction compound for link road (opens Sept 2024) & for hospital build
 - New Pathology lab built



When considering what's best for our residents...

- This is a win-win decision
- The land has unique value to the NHS and linked partners. Once it's gone, it's gone.
- Health-led campus can lead to high-quality jobs, such as research & education.
- We need more homes, especially for the NHS key workers, who will walk to work.
- UHD is an environmental custodian who can make this a net zero site.
- This proposal is popular, common sense use of the land. It's supported by neighbouring land owners.
- We're local, with a long-term view. We have every interest in making this work.
- Expert opinion has set the price, following the due process, so fair deal for taxpayers.
- We've developed a joint vision for the site, over many years. BCP are no longer leading on developing the site, UHD are best placed to progress this.

UHD has already delivered: state of the art £24m Pathology Hub, secured £13m for electrical upgrade, delivered NZC buildings. So, let's see this through.

1. Jobs and economic growth

Med tech and health campus approach

- Life sciences is one of the UK's greatest industries – but very little in Dorset.
- Dorset's demographics are ideal for long-term, real-world research.
- UHD is top ten in UK for many specialties in volume & complexity, so ideally suited to be the “anchor” for a health sciences campus.

Health education

- A medical school has numerous economic benefits: high-quality jobs, research funding, more doctors staying local after graduation, and attracting and retaining senior doctors and educationalists.
- Dorset fits the criteria for where new medical schools should go.
- Having a health campus approach, and placements across BCP would be a major boost for the economy and health services.

2. Housing

- The house price/rents to wages ratio for NHS staff in BCP is a major factor putting off staff coming and staying. This is affecting doctors, and other higher-paid staff, and is already a major problem with all our lower and mid-pay professionals.
- **The need:** flexible, affordable living spaces, that allow young professionals to move on from “student accommodation.” 1,2 & 3 bed options allow sharing or young families to start out.
- Not a profitable option for a commercial developer, or even Housing Associations. It needs a landowner willing to see the bigger picture and benefit, beyond a rental income.



**Alexandra House,
Dorset County Hospital**

- 63 one and two-bed apartments
- 10-minute walk from the hospital
- Let and managed by Hyve on minimum six-monthly tenancies direct to staff
- Creates additional capacity for the hospital on top of the 90 beds in shared/student accommodation constantly occupied by a rotation of junior doctors and medical students



- Prime has undertaken 120+ public/private developments, specialising in health, including at Dorchester, Yeovil and Southampton Hospitals.
- They have a not-for-profit housing operator called Hyve.
- Their buildings are sustainable.
- UHD is already work in partnership with them.



A boost for housing and jobs

“Homes for people delivering health and care services to the people of Dorset are needed now. Human health and social work is the largest employment sector in the county accounting for 16% of jobs, with vacancies in this sector, caused by the fact that workers can’t afford to live in BCP, running into thousands, which leaves our services stretched and our citizens waiting on long lists for support with their health and care needs

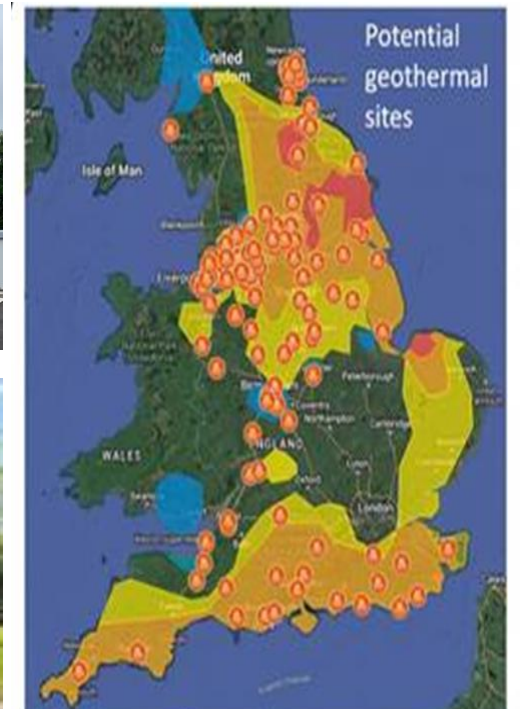
The economy of BCP is stagnating, in part because innovative, entrepreneurial private sector businesses are priced out of the area, unable to find affordable office/manufacturing locations and unable to find highly skilled people they need due to the high cost of living in the area. The LEP, our universities and colleges have invested in health and care innovation and related skills development. To maximise the potential of converting ideas into businesses, we need “start-up” and “grow on” facilities adjacent to our hospitals and university sites”



Chair of the Dorset Local Enterprise Partnership,
Cecila Bufton

3. Environment

- UHD detail decarbonisation plan to Net Zero (e.g £2m of solar at Poole hospital, plus LEDs and other investments)
- District heat system for hospital & Wessex fields, using geothermal. Local geology ideal.
- Cutting congestion, improving air quality – 500 staff walk to work if key worker homes
- Cycle ways & changing facilities - major investment around RBH by the NHS
- Bio-diversity net gain, expanding work already across UHD for gardens, and conservation.



4. Best Value

- Independent, expert valuation. Jointly commissioned, so two public bodies have an agreed value
- Developing the site unlocks homes (and Council Tax income) and businesses (Business rates).
- Followed due process, in line with Estate Code, using Savills. Their instruction is

“Where relevant, we have adopted the definition of Fair Value as defined in the RICS Valuation – Global Standards (“the Red Book”) and the definition adopted by the International Accounting Standards Board (IASB) in IFRS 13: “The price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.”

Government Estate Strategy 2022

One Public Estate - delivered in partnership with the Local Government Association, supporting collaboration between local government, central Government and the wider public sector. Partnerships are each delivering ambitious property-led projects to deliver more integrated services, boost local growth and drive efficiency savings.

When disposing of surplus sites, organisations should assess alternative uses and Government policy priorities to identify the most appropriate disposal mechanism. In line with HMT Green Book guidance, social and public value must be considered alongside economic value in assessments.

5. Health

Housing is a major determinant of health

Senior living housing fits with BCP Local plan

“The Housing Needs Assessment sets out the requirements for specialist accommodation needed to meet the needs of older and/or disabled people... to meet the increasing population of older people additional demand is forecast in all forms of specialist housing by 2038.

The council also has adopted strategies ‘Care Homes for Older People Strategy 2022-30’ and ‘Extra-Care Housing Strategy 2022-30’ which set out the Council’s strategies and obligations for these specialist housing needs.”

Latest treatments

Healthcare from a University Trust, that is active in research means faster access to the latest treatments. Currently Hampshire residents have three times the access to trials. A health sciences campus would level us up. A medical school would help that mission.

key worker housing improves lives



Residents living in new key worker accommodation in Yeovil, Somerset, were surveyed after 12 months in their new home and:

- 54% are happier in themselves and at home since moving into the accommodation
- 48% say their physical health has improved since moving into the accommodation
- 43% of tenants say their mental health has improved since moving into the accommodation
- 53% say they are happier in their work since moving into the accommodation

The alternative (if the land goes to a developer)



Committee Report

Valuation report from Savills:

“Industrial development land is more valuable than office, research and med tech land but all of these uses require an electrical power connection.”

“...as it does not have connection (it) could only be used for storage, under an employment use class.”

The valuation makes clear without public subsidy (from NHS and others) for electricity, road and other utilities, the employment site use will most likely be for storage, as best commercial use. This could also lead to “land banking” until profitable to build. (Note: Key worker housing is never going to be profitable for the private sector).

This is already evidenced by similar land on the wider Wessex Field area having had planning approval for “Lok and Store.” This meets the planning criteria for the land as most lucrative use for a private developer.

Application Address	Wessex Fields, Castle Lane East, Bournemouth, BH7 7DT
Proposal	Erection of a four/ five storey business and household storage building, together with associated access, car parking and landscaping
Application Number	7-2019-9177-DP
Applicant	Lok'n'Store Limited
Agent	Bell Cornwell LLP
Date Application Valid	31 July 2019
Decision Due Date	29 October 2019
Extension of Time date (if applicable)	TBA
Ward	Littledown and Iford
Report Status	Public
Meeting Date	Thursday 17 December 2020
Recommendation	GRANT
Reason for Referral to Planning Committee	Cllr Lawrence Williams: Planning application fails to address refusal reasons associated with

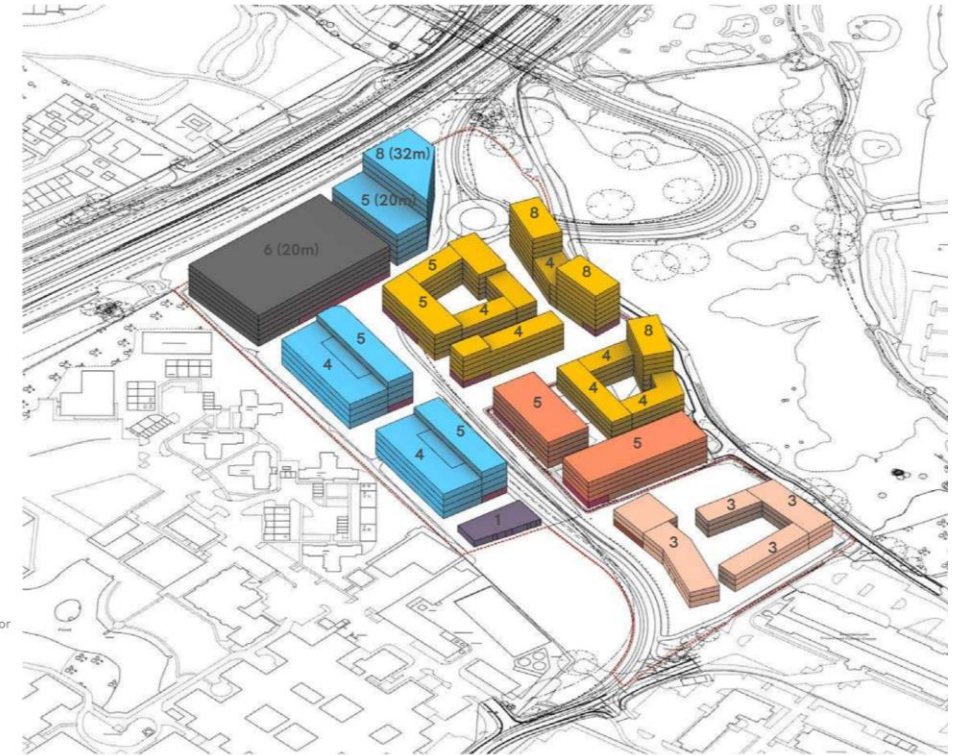


Site plan – as developed by BCP/Future Places

- This massing study by Future Places has informed the BCP Local Plan. It would form the basis for a site masterplan.
- There's lots of work still to do e.g. economic, transport and town planning feasibility. The NHS would lead on c500 key worker homes and parking solution, and the district energy scheme.
- Friends of the Elderly charity are keen to lead on the senior living (c100+ homes) plus re-building their care home to modern standards.
- A partner for the non-health & care and academic employment uses would be sought, once certainty on the land ownership was known.

Capacity Massing

The massing responds to the functional requirements of buildings and the visual impact on the existing surrounding uses.



REFERENCE MASTERPLAN | BCP FUTURE PLACES

UHD's track record of delivery

- ✓ Dorset 's £24m **Pathology Hub** operational:
 - 200 jobs in cutting edge facilities.
 - processing over 12 million tests per year
 - diagnosing conditions in over 70% of all patients seen by the NHS
- ✓ **Link road** being built. Cuts congestion as currently only one way into hospital & surrounding business.
- ✓ £13m **electrical infrastructure** secured.
- ✓ UHD is building the **largest planned care hospital** in the UK, at Poole Hospital
- ✓ The RBH site will be the **emergency hospital**, with the BEACH building opening in 2025. The wider campus with homes and less congestion, at Wessex Fields, will help this succeed.

