

Proposals for making better use of land and buildings at the Royal South Hants Hospital and Western Community Hospital

1. The purpose of this report is to update the panel on plans to make best use of unused and under-used land and buildings at the Royal South Hants Hospital and at the Western Community Hospital.
2. The plans outlined in this report represent improved use of both sites. There are no proposals to close any services; these plans represent enhanced and improved services for patients.
3. Both the Royal South Hants Hospital (RSH) and the Western Community Hospital remain vitally important components of the health and care infrastructure of the city. However, a strategic estates review in 2016 found that the use of land and buildings at both sites could be improved and therefore plans were put in place to seek how to better use the land available on both sites for the benefit of patients and frontline services.
4. In 2018 an Outline Business Case was put together by Solent NHS Trust. Central to the Business Case was the proposed relocation of two Rehabilitation Wards for Older People from the RSH to a new 50-bed ward block at the Western Community Hospital.
5. Opportunities were also identified to develop a Nursing Home, Housing with Care, and Key Worker Housing on the RSH site. As outlined in the Southampton Five Year Health and Care Strategy (2020-2025), there is a need in the city to increase capacity of nursing home beds and supported housing units. At present the RSH has outdated and unused buildings, such as the former Department of Psychiatry building.
6. Since early 2019, representatives of the City Council, the CCG, and NHS Property Services have been collaborating closely on options and opportunities for making best use of land and buildings on the RSH site. NHS Property Services is a limited company owned by the Department of Health and Social Care that assumed ownership of the RSH and around 3,600 other NHS facilities in April 2013 under the Health and Social Care Act 2012.) In parallel, Solent NHS Trust, as provider of the inpatient rehabilitation services for older people, has progressed the planning of the new development at the Western Community Hospital.
7. The development areas in question are shown at Appendix 1 to this paper and comprise six areas.

Area 1: Currently a staff car park which could be changed to provide either a primary care facility or a 70-bed nursing home providing care for people with dementia or similar conditions of frail old age. The primary care facility could provide space for local GP practices and much needed accommodation for “additional role” primary care practitioners (such as first contact physiotherapists, clinical pharmacists/technicians, care navigators, health and well-being coaches), employed by the Central Southampton Primary Care Network.

Area 2: This is the current location of the Newtown Clinic and the hospital’s Boiler House. The current temporary tenant of the Newtown Clinic is Solent Medical Services Ltd which provides a range of GP-led and nurse practitioner outpatient services and also the city’s community independence service. Under the current development plan, Solent Medical Services would relocate to new accommodation elsewhere in the city. A new energy centre for the hospital will be developed within the Mary Seacole Wing.

Following demolition of the two buildings and removal of the oil tanks and chimney, this area would be used for either the nursing home or the primary care facility outlined above.

Area 3: This is the location of the redundant Department of Psychiatry building. This four storey building was vacated in April 2010 when it was replaced with the modern Antelope House on an adjacent part of the RSH site. The Department of Psychiatry building has remained vacant ever since. Under current proposals the building will be either repurposed (having been stripped back to its supporting columns and floor plates) or demolished to provide approximately sixty units of Housing with Care, similar to the existing Erskine Court and Potters Court complexes in the west of Southampton.

Area 4: The location of the Fanshawe Wing, currently in use. This building dates back to the mid-1960s and was constructed to house the regional cancer centre, which is now provided from Southampton General Hospital. This space now houses the Solent Nicholstown GP service, a specialist dental service, the city’s Urgent Treatment Centre, a 19-bed inpatient rehabilitation ward for Older People, and an out-patient dermatology service. The Fanshawe Wing is in need of modernisation and in its current form will soon not meet the high standards we expect for buildings providing health and care services. The aim is to fully vacate the wing and rehouse services currently based there in unused/underused space in the Mary Seacole Wing or, in the case of the primary care service, in a new primary care facility as outlined for Area 1.

Subject to a Full Business Case and approval by the Department of Health and Social Care, the 19-bed Fanshawe Ward, along with the 24-bed Lower Brambles Ward (in the separate Brambles Wing, explained below) will relocate to a £20m purpose-built replacement facility of 50-beds to be constructed on the site of a redundant ward at the Western Community Hospital in Millbrook. This receives

planning permission from Southampton City Council in August 2021. This project is scheduled to be completed in summer 2024.

Under the current plans, when vacated the wing will be demolished allowing a second phase Housing with Care development of a further 60 units or alternatively a development of Key Worker Housing.

Area 5: This is the location of the Grade 2 listed hospital chapel which was built in the late 1860s. This is a part of the original Royal South Hants Hospital; the main building of which, constructed in the 1840s and now demolished, ran east-west along Fanshawe Street. The chapel is deconsecrated and has been unused for many years. Under current proposals NHS Property services are keen to see the building brought back into use, and extended to any necessary extent, to become a community space serving both the hospital and the neighbourhood.

Area 6: The location of the Brambles Wing. This two storey building is the oldest part of the RSH still in use and is believed to have been constructed in the early 1900s. It comprises two 23-bed wards on two levels. Upper Brambles Ward is vacant and has not been used for a number of years, in large part due to its physical condition. Lower Brambles Ward houses the second of the two wards for Older People Rehabilitation on the site and, under current plans, the ward will relocate to the Western Community Hospital in summer 2024. Once vacated, the Brambles Wing will be demolished to enable the creation of decked car parking to mitigate the loss of the staff car park on Area 1.

8. This is a long term project and it is unlikely complete delivery would be completed before 2026, and subject to the CCG and NHS Property Service securing an award of Public Dividend Capital in any forthcoming capital bidding round.
9. We are committed to involving the city's patients who use these services and the local community who neighbour the RSH site. An engagement exercise will commence this Autumn. Separately, and as part of the planning process, Solent NHS Trust held an engagement exercise in summer 2020 with people living in the vicinity of the Western Community Hospital and no adverse comments or concerns were received.
10. We will keep the panel informed of future developments relating to these plans.

Appendix 1:

