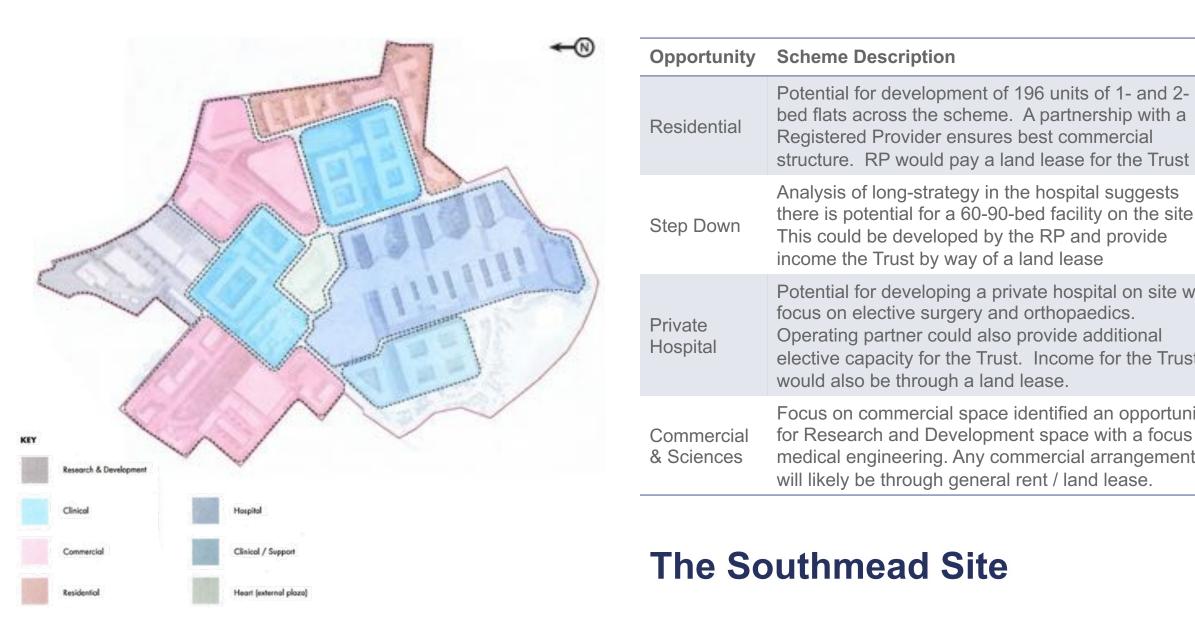




Designing Health Campuses: A Commercial Perspective

North Bristol NHS Trust



Site	3
cial space identified an opportunity Development space with a focus on ng. Any commercial arrangement gh general rent / land lease.	
oping a private hospital on site with surgery and orthopaedics. could also provide additional or the Trust. Income for the Trust ugh a land lease.	
or a 60-90-bed facility on the site. eloped by the RP and provide by way of a land lease	





Extra Care Housing	No.	Health	Size
1 bed Sheltered Housing	40	Nursing Home	50 bed
2 bed Sheltered Housing	52	Primary Care Centre Extension / New Build	400 m²/ 2000 m²

The Thornbury Site





	Category	Туре	No
	Healthcare Buildings	Rehabilitation Centre	60 beds
	Nursing Home	Single Rooms	64 beds
	Chaltered Lleveirer	2 bed Apartments	20
	Sheltered Housing	1 bed Apartments	40

The Frenchay Site

Site	Scheme	Potential Income (P/A)
Thornbury Hospital	Residential Elder Care	£200,000
Thornbury Hospital	Nursing Home	£100,000
Frenchay Hospital	Residential Elder Care	£125,000
Frenchay Hospital	Nursing Home	£120,000
Southmead Hospital	Residential Units	£600,000
Southmead Hospital	Step Down Care Facility	£100,000
Southmead Hospital	Private Patients Hospital	£100,000
Southmead Hospital	Commercial/Research	tbc
TOTAL		£1,345,000 +

Financial Analysis

Delivering Health Campuses across Worcestershire







Alexandra Hospital, Redditch



Amenity Type	Numbers
Affordable Housing	
 3 bed terraced houses 	40
• 1 bed sheltered housing	20
 2 bed sheltered housing 	20
Health	
Nursing Home	90 bed
• Gym	300m ² (on call flats above)
For Sale	
3 bed houses	72
Retail	
Convenience Store / Café	300m ² (on call flats above)







The Alexandra Site







Kidderminster Hospital









Amenity Type	Numbers
Healthcare Buildings	
Extension to Treatment Centre	3-4,000m2 office grade
Single storey FM buildings	X2 400-600 m2
Nursing Home	
Single rooms	90 beds
Sheltered Housing	
2 bed apartments	35
1 bed apartments	15

Implementation of this strategy will not only bring more appropriate and modern clinical buildings into operation but will develop a health campus that through modern energy systems and a sustainability culture will be much lower cost to run.

The Kidderminster Site







Worcestershire Royal Hospital



Site	Scheme	Potential Income (P/A)
Alexandra Hospital	For Sale Housing	£3.8 million (total)
Alexandra Hospital	Affordable Housing	£160,000
Alexandra Hospital	Sheltered Accommodation	£128,000
Alexandra Hospital	Nursing Home	£200,000
Alexandra Hospital	Other Amenities	£20,000
Kidderminster Hospital	Sheltered Accommodation	£144,000
Kidderminster Hospital	Nursing Home	£200,000

The delivery of these capital receipts and lease income, together with savings in running costs, more than pays for the planned development schemes.

Financial Analysis





Designing Health Campuses: A Commercial Perspective