



Designing Health Campuses: A Commercial Perspective



North Bristol NHS Trust



KEY

	Research & Development		Hospital
	Clinical		Clinical / Support
	Commercial		Heart [external plaza]
	Residential		

Opportunity	Scheme Description
Residential	Potential for development of 196 units of 1- and 2-bed flats across the scheme. A partnership with a Registered Provider ensures best commercial structure. RP would pay a land lease for the Trust
Step Down	Analysis of long-strategy in the hospital suggests there is potential for a 60-90-bed facility on the site. This could be developed by the RP and provide income the Trust by way of a land lease
Private Hospital	Potential for developing a private hospital on site with focus on elective surgery and orthopaedics. Operating partner could also provide additional elective capacity for the Trust. Income for the Trust would also be through a land lease.
Commercial & Sciences	Focus on commercial space identified an opportunity for Research and Development space with a focus on medical engineering. Any commercial arrangement will likely be through general rent / land lease.

The Southmead Site



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 m ² / 2000 m ²

The Thornbury Site



Category	Type	No
Healthcare Buildings	Rehabilitation Centre	60 beds
Nursing Home	Single Rooms	64 beds
Sheltered Housing	2 bed Apartments	20
	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

An aerial, grayscale photograph of a city, showing a dense urban layout with various building footprints, streets, and green spaces. A semi-transparent blue rectangular box is centered over the image, containing white text.

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