

Hampshire LIFT - Public Private Partnership

Hampshire LIFT Limited is a public private partnership which evolved from a merger of South West Hampshire LIFT and Solent Community Solutions in 2011.

The original organisations were procured through OJEU under the NHS LIFT (“Local Investment Finance Trust”) initiative in 2005 for a 20 year period. Follow this [link](#) showing an overview of the NHS LIFT Initiative.

Benefits of utilising Hampshire LIFT

- Partnership Approach
- Procured safe for estate/property development
- Opportunities for Participant Investment
- Locally based organisation
- Demonstrable experience in developing Public Sector Infrastructure
- Contractual commitment to demonstrating Value for Money
- Procurement Efficient – Time and cost

Participants

The public open procurement of the two LIFT Companies was extensive over Hampshire and includes the following ‘Participants’ (Some organisations have restructured and therefore their new identities are included in this list):

Local Authorities

Hampshire County Council
Southampton City Council
Eastleigh Borough Council
Winchester City Council
East Hampshire District Council
Fareham Borough Council
Gosport Borough Council
Havant Borough Council
New Forest District Council
Test Valley Borough Council

NHS

NHS England
Community Health Partnerships
NHS Property Services
University Hospital Southampton NHS Foundation Trust
Southern Health NHS Foundation Trust
South Central Ambulance Service NHS Foundation Trust
Hampshire Hospitals NHS Foundation Trust
Solent NHS Trust
West Hampshire CCG
North East Hampshire and Farnham CCG
North Hampshire CCG
Fareham & Gosport CCG
South Eastern Hampshire CCG

Private Sector Partners

The Private Sector Partners and their management services providers have a wealth of experience across a broad spectrum of public sector infrastructure. The Private Sector organisations are:

Equitix	www.equitix.co.uk
gbpartnerships	www.gbpartnerships.co.uk
Morgan Sindall Investments	www.msinvestments.co.uk
Community Solutions Partnership Services	health.community-solutions.co.uk

Investment Opportunities

Hampshire LIFT are able to offer flexible funding structures to its Participants and some of these are articulated in the case studies given in the appendices. These flexibilities include the Participants investing in developments either as an opportunity for a return on their investment or as a way of reducing the lease charges, where a capital contribution is made.

Procurement Safe

Participants in Hampshire LIFT have the benefit of utilising this procurement to meet their estate requirements which we have covered in the next section. This means that there is not a requirement for any further procurement exercise which will save on further costs and time. Typically on a £15m development, by using Hampshire LIFT savings in advisor costs, internal resource could be as much as £250,000 and time delay as much as 6 months.

Project and Partnering Services

The original Strategic Partnering Agreements (“SPA”) signed by the above ‘Participants’, Private Sector organisations and the wholly owned Department of Health subsidiary and Public Sector investor, Community Health Partnerships established a publically procured contractual relationship to enable Participants to utilise the experience of the private sector organisations. Whilst Hampshire LIFT has invested, developed and manages a wide portfolio of properties, it’s not just about building new buildings. It also includes:

- Regeneration: Master planning, land assembly and estate rationalisation
- Consultancy: Strategic Estates Planning, Healthcare Planning, Business Cases
- Development: Design, Sustainability, New Build, Refurbishment and Capital Works
- Mixed use development (including housing)
- Project Management
- Innovative and cost effective funding solutions and financial modelling
- Estate and Property Management Asset Management

Attached as Appendices to this are 4 case studies which illustrate the breath of the abilities and experience Hampshire LIFT can bring to its Participants.

Supply Chain Procurement

Through the SPA, Hampshire LIFT has to demonstrate Value for Money to its Participants and this is achieved through open book procurement methodologies. These can be flexible to ensure that the individual Participants’ own Financial Governance requirements can be met.

Hampshire LIFT has no supply agreements in place and are not tied to any particular contractor, Facilities Management Service Provider, Design professional or Funder and market test these on a case for case basis.

Development:	Antelope House
Developer:	SW Hants LIFT
Value:	£25.5m
Contractor:	Geoffrey Osbourne
FM Provider:	Bellrock
Senior Debt Funder:	Co-op
Equity Funder:	Equitix/Community Health Partnerships

Working with the local Mental Health Trust, gbpartnerships designed and delivered a new adult mental health inpatient facility serving the population of Southampton and its environs. The unit opened in 2009 and was named in tribute to the old Southampton cricket ground it was built upon.

This new £25.5m facility had been in the planning stages for many years and was long awaited. It replaced the old Department of Psychiatry building on the Royal Southampton Hospital site, which was built in the 1970's and was no longer fit for purpose or able to be improved to meet modern mental health service provision.



The new facility comprises of 50 single inpatient beds, a 10 bed psychiatric intensive care unit, therapy services and facilities to meet a range of local requirements including therapy, treatment and activity space in a modern part 3 storey building. Co-located within the inpatient unit is a Home Treatment service, which provides support in the community.

The building was specifically designed to enhance the high quality of care and provide a safe and secure therapeutic environment for patients with internal courtyards and secure recreational areas

Transforming Community Services

The Department of Health National Transforming Community Services programme was introduced with the aim to:

- Develop people and leaders
- Innovate and improve services
- Reform systems to support high quality 21st century care at or close to home
- Improve health outcomes

Modernised, efficient and integrated community services are critical in delivering the quality and productivity programme that is essential to the future of health and social care. Such plans depend on having community services in place that support independent living, intervene early, prevent unwarranted admissions and enable the early transfer of patients from acute settings back to an environment that is as close as possible to home.

The development of the Antelope House facility is an example of this initiative being achieved and having a positive benefit at a local level. The new building has clearly enabled the Mental Health Trust to integrate existing services, develop and provide new services, which has a domestic non-institutional environment.

Development: Outwoods Development
 Developer: STRIDE
 Value: £45m
 Contractor: Market tested Framework Contractor
 FM Provider: To be market tested
 Funder: To be market tested

Community Solutions are in a Joint Venture as Health Innovation Partners with Burton Hospitals NHS Foundation Trust to support their drive to maximise their estate to deliver better health outcomes an efficiency savings.

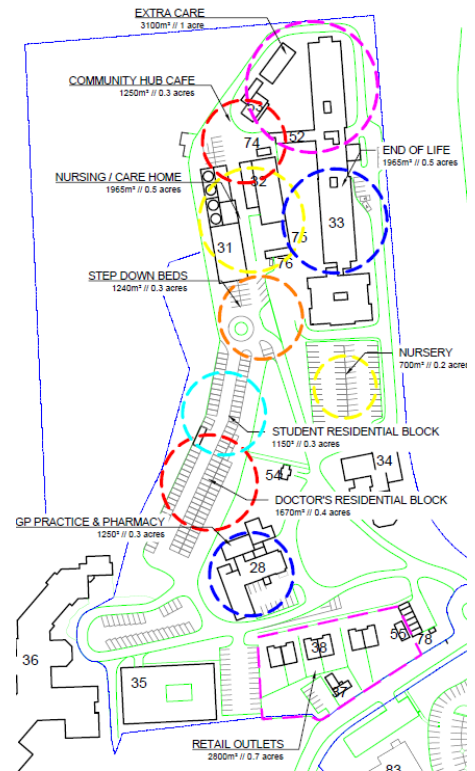
This Joint Venture, STRIDE, is in the process of developing a Health Care Village on 8 acres of surplus land adjacent to the Hospital main site.

Through working with the Trust, the STP and local providers STRIDE has delivered to the Trust and approved a Concept Development Proposal which envisages the development of a GP Practice and associated Community Services including Pharmacy for over 20,000 patients, a Trust Stepdown facility, Extra care housing, Assisted Living residence for vulnerable adults, Hospital Doctors accommodation, Universality Student accommodation and retail outlets.

The proposal is for the Trust to provide an option on the land to STRIDE who will develop this out to deliver better value to the Trust for the land compared with selling the land to a developer for standard housing.

The added health benefit to the local community is directly in line with the aspirations of the Trust and STP.

The Business case is currently being written by STRIDE and development on a phased basis is expected to commence in early 2018 and be completed in mid 2020.



Development: Slough Town
 Developer: Slough Urban Regeneration
 Value: £500m
 Contractor: Framework contractors (Market Tested)
 Funder: Slough Council. MSIL, Instructional Investors

In autumn 2012, following a Competitive Dialogue process Morgan Sindall Investments Limited (MSIL) was selected as preferred bidder by Slough Borough Council as their preferred partner for a Local Asset Backed Vehicle (LABV). The partnership has a 15 year concession period (with an option to extend for 10 years) and its purpose is to deliver additional housing and social infrastructure projects to areas within Slough. The partnership has an initial portfolio of 39 sites development sites with the potential for more to be included as the partnership progresses. The LABV is a 50:50 Joint Venture (Slough Urban Regeneration) between Slough Borough Council and MSIL.

Progress to date

The Curve is a 4500m² library and cultural centre with a construction value of £16.4m. The facilities within the Curve include a library, cultural space, a theatre and performance space sand other civic amenities. The Curve opened in September 2016



Milestone—the site has 73 dwellings (49 houses, 24 flats) with 30% being affordable. The council are purchasing the affordable element. Almost all the site is now sold.

Wexham Green —started on site June 2016. 104 houses will be built with 33% being affordable. Slough Borough Council will once again purchase the affordable element.

Orchard Community Centre saw the refurbishment of the ground floor of the existing community centre to provide dance studios and associated offices and welfare facilities.

Arbour Park saw the provision of a new £8m community leisure facility in Slough. There are two separate elements to this Arbour Vale Community Sports Facility. The first was handed over in time for the start of the football season on the 15th August 2016. A 1,950 spectator capacity stadium with a multi-use synthetic 3G sports floodlit pitch for community use and to allow Slough Town Football Club to return to playing their home matches in the borough Main entrance and stand building with changing rooms and a clubroom and community hub upstairs. Car parking and landscaping.

Secondly St. Joseph's School that is adjacent to new sports facility will benefited from a 4-court Sports Hall and associated external works, internal remodelling of the school's existing changing rooms, school hall and chapel to create 4 new classrooms and dance studio.