

Report outlining solution to improve UK primary care buildings launched tomorrow

Tomorrow the Good Governance Institute (GGI) and Primary Health Properties (PHP) are to launch a report outlining the best way to improve UK primary care estate to best look after citizens and communities.

Launching at a virtual roundtable on Wednesday 16 September to senior healthcare leaders from Clinical Commissioning Groups and NHS Trusts, the report will argue that rapid third party development (3PD) of primary care estate can help facilitate improvement in the quality and cost of healthcare. 3PD can deliver shovel-ready projects at pace that will stimulate a green post-Covid recovery, create jobs, and deliver value for money. The PHP led third party solution can unlock a new wave of primary care development across all regions, and provide the capital needed to meet the ambitions of the NHS Long Term Plan, without requiring capital investment allocation by Government.

As demand for healthcare rises, it is acknowledged that capacity within primary care needs to increase to ensure that people are seen in the optimum setting and in order to reduce pressure on secondary and tertiary healthcare providers. Recognising this, The Good Governance Institute (GGI) and Primary Health Properties (PHP) commissioned a report to explore some of the potential solutions for NHS leaders and commissioners struggling to meet these demands within existing primary care estate.

The report, reiterating the findings of the Naylor Review and subsequent studies, will highlight the poor and variable condition of primary care estate within the UK, arguing that in many instances this has reinforced existing health inequalities. This has arguably been exacerbated during the COVID-19 pandemic, requiring innovative solutions and partnership working such as that enabled through 3PD.

High-quality primary care estate will be vital in alleviating some of the immediate consequences of the pandemic including the backlog of urgent treatments, diagnostics and potentially vaccination in the short term, as well as address longer term goals of health inequalities and an ageing population. However, with no current primary care estate funding streams available ensuring fit for purpose primary care estate in the future may prove challenging. The report reveals that through 3PD, a governmental annual rental revenue commitment of £200-£300 million could unlock private investment of £3-5 billion, enough money to build or upgrade 750 primary healthcare properties.

The report will conclude with a series of strategic questions highlighting opportunities for NHS leaders operating at different levels within the system.

Andrew Corbett-Nolan, Chief Executive of GGI, explains: "The NHS is struggling with mounting demand as a consequence of long-standing demographic changes as well as the onset of the COVID-19 pandemic. Primary care will play a crucial role in ensuring that these challenges are met, and it is therefore vital that staff are able to operate from modern, fit-for-purpose premises. 3PD solutions are a viable proven solution that NHS leaders should consider when looking to develop lasting high-quality premises."

Harry Hyman, CEO, PHP, adds: "The PHP offer is a swift real estate solution, building new or modernising current primary care estate, to meet NHS strategic needs and therefore contribute to the delivery of key service targets to tackle surges on the NHS. Investment from the NHS now would create cost savings in the future for the health system and support the NHS in its current state of

crisis. 3PD is a tried and tested procurement model in the primary care arena with a proven record of delivering projects of all sizes on time and on budget and providing occupiers with greater certainty and control over ongoing costs”

Notes to editors

About PHP

Primary Health Properties PLC (“PHP”) was founded 24 years ago by entrepreneur, Harry Hyman. The purpose of the company is to own and invest in primary care properties in the UK. GPs provided services from their own premises, receiving reimbursement from the NHS, as contractors, for doing so. As practices grew and partnerships formed, the premises needed to grow too and this often created a large financial burden for GPs. PHP was therefore created to provide the capital to do this, with GPs entering into a long term, traditional property lease of the premises instead.

This model has proved successful and grown over the intervening 24 years. PHP is now a listed FTSE 250 company, owning 511 buildings with a combined valued of in excess of £2.5bn and over 1,200 different occupiers. A majority of the tenants are GP practices though there are many pharmacies, dentists, physiotherapists and opticians, as well as NHS bodies including NHS PS, Foundation Trusts and other parts of the NHS, that call PHP properties their home. The model has also been successful in Ireland, where PHP has been active is participating in Slaintecare, a ten-year programme to transform and build a world-class health and social care service for the Irish people. PHP has also invested over EUR 200m of capital in Ireland alone to create buildings housing the wide variety of integrated services provided by the HSE in Ireland, as well as GP’s, Tusla, pharmacies and other state and private health care providers.

<https://www.phpgroup.co.uk/>

About GGI

- Identified by the Financial Times as one of the top 20 consultancies operating in the public sector, GGI brings a decade of experience working with leaders on the broad canvas of governance. Our reputation as thought-leaders working to review and develop Boards and Governing Bodies places GGI as a recognised partner across health, social care, education, local government, and the charitable and corporate sectors.
- GGI’s value lies not only in our detailed understanding and expertise in relation to the challenges and opportunities faced by Board members, but also in our ability to bring issues of governance to life through delivering support in strategy, leadership, engagement, and organisational development.

<https://www.good-governance.org.uk/>

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