Brand new health centre to be built in Dulwich

NHS Southwark CCG is very pleased to confirm that the planned health centre in Dulwich will be a new build. This will be on the south east corner of the current Dulwich hospital site with easy access from both East Dulwich Grove and East Dulwich station.

Background

In September 2013 NHS Southwark Clinical Commissioning Group (CCG) agreed plans for a new health centre in the south of the borough, serving Dulwich and the surrounding areas, with our preferred location being the Dulwich Hospital site. This was following extensive engagement and consultation with local people and clinicians. The health centre will be a base for the provision of a wide range of health services in the community, especially for people with long term conditions.

Progress in 2014

Since then we have refined the list of services in accordance with the results of the consultation, and calculated how many patients we need the health centre to accommodate. That has helped us to determine how big it needs to be, and how big a site it needs to be built on. These calculations were carried out using current service activity, assessments of likely future activity and population changes.

We have been going through a formal process to look objectively at all the possible locations for the health centre. This included both refurbishments and new builds on the Dulwich Hospital site and also looking to see if there was anywhere else in the area the health centre could sensibly be located. We analysed each option to see what the financial implications of each would be, and also what the non-financial benefits of each would be. Financial implications include the cost of building and the cost of maintenance over the life of the building. Non-financial benefits include things like
accessibility, how easy and quick it would be to build, and whether it would easily deliver the services we need, including space for future growth.

The conclusion was that a new build represents best value for public money. The CCG is pleased to confirm that this work has now been approved by NHS England and NHS Property Services.

Next steps

The next step is to decide how this building is to be funded. Work is being undertaken to analyse the different options. These include using Department of Health money (a ‘capital-funded scheme’) or through our local LIFT (development) partner, which would be funded through the CCG paying annual rent on the property. We need to be sure that we are doing this in a way that is best value. Once this has been complete the design will begin.

Discussions about the wider site

In the meantime Dulwich Hospital as it stands continues to be very expensive to run, so NHS Property Services as the owner of the site is seeing if it is possible to consolidate the existing services into less of the building. This would save on things like heating and lighting costs, and also on cleaning.

None of the existing services would be moved off the site until the new centre is ready for occupation.

There are on-going discussions between NHS Property Services and the Education Funding Agency (EFA) about education facilities being located on the surplus part of the site. NHS Property Services will make sure that it retains the agreed space for a new health centre and will continue to safeguard existing services as well as seeking to accommodate the needs of the EFA.

As part of the discussions with the EFA, NHS Property Services is exploring a phased approach to the release of the surplus land. This will need CCG support, and only once the new health centre is complete and all services transferred would the final part of the site be released.

We will continue to keep you updated of developments. If you want to find out more please contact SOUCCG.southwark-ccg@nhs.net, where you can ask to be added to our stakeholder database, or visit our website www.southwarkccg.nhs.uk.

The best possible health outcomes for Southwark people