



Health & Social Care
Information Centre

NHS SURPLUS LAND

**Accelerating the Release of Public Sector Land
for Development, England 2016, Experimental
Statistics**

Published 15 June 2016



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This report may be of interest to members of the public, policy officials and other stakeholders to understand how NHS organisations are planning for the disposal of land not needed for the delivery of healthcare, and how this supports the Government's undertaking to release surplus publicly owned land for housing development.

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Executive Summary

On the 31 May 2015, the Government announced plans to release enough public land to build as many as 160,000 new homes by 2020. This will contribute to the previously announced target of earning £5 billion of income from public sector land sales in the period 2015-20. As a major public sector owner of land, the NHS is expected to contribute to these initiatives. To gauge the level of contribution the NHS can make, a data collection on an annual basis is undertaken of NHS land that is surplus or potentially surplus. This will include land and buildings sold and also land retained but developed and used for housing. The Health and Social Care Information Centre (HSCIC) collects this data at the direction of the Department of Health. All data collected is published, which allows scrutiny of NHS trusts' performance in this area. Prior to 2016 data was published by the Department of Health. A copy of the 2016 data fields can be obtained by writing to efm_information@hscic.gov.uk

Key Findings

A total of 238 NHS trusts were required to submit a return, of which 237 did so and one – Central London Community Healthcare NHS Trust – did not.

Of those who submitted a return, 89 trusts reported that they had no surplus land as at 31 March 2016 and 148 reported that they had between one and 15 plots of surplus land, with a total of 418¹ plots of land totalling 545.7¹ hectares being declared as surplus to requirements.

¹ Excludes plots declared as “now required for healthcare purposes” as they are no longer classed as surplus.

Introduction

The Surplus Land collection has existed since 2008 to provide information to the Department of Health, the Homes and Communities Agency and Government Property Unit on sites that can be disposed of, thereby contributing to the Government Public Sector Land Disposal programme.

The target to support the provision of 100,000 new homes by 2015 was superseded in 2015 by a target to support the provision of 160,000 new homes by 2020.

In addition, the Government has previously announced a target to earn £5 billion from the sale of publicly owned land in the period 2015 – 2020.

The 2016 collection was mandatory for all NHS Trusts including Ambulance Trusts. All information provided should reflect the position as at 31 March 2016 in addition to reporting any changes to land previously reported surplus but not disposed of as at 16 January 2015.

Data providers are required to report, in addition to facts relating to location:-

- The updated status of any land which was previously declared as surplus but where a final decision on its disposal had not been made at the time of the previous collection;
- Any land which has become surplus since the last collection;
- Where land has been sold, the sale price;
- Where land is on the market, the known value or, if not available an estimated value if such an estimate can reasonably be made;
- The size (land area) of the surplus plot(s);
- The costs of disposal;
- The annual running costs of the land identified as surplus;
- Reasons which may delay disposal (e.g. planning permission, environmental factors; difficulty finding a buyer);
- Planned future use of disposed land (e.g. housing, mixed use, leisure space, Community use);

Where there are issues of sensitivity around the availability of, or proposals to dispose of surplus land, data providers are able to declare this in which case details of the surplus land are included in any national figures referred to in this publication, but are not included in the detailed data table which supports this publication. Issues of sensitivity may be that plans are at a very early stage, have not yet been discussed with interested parties, or where discussions with a potential buyer are on-going and where confidentiality is required as part of those discussions. Of the total of 428 plots of land reported as surplus, issues of sensitivity have been declared in relation to 83.

Experimental Statistics

This is the first year that the HSCIC have produced data relating to Surplus NHS Land, and recognising that there have been some, though minor, changes to the data collected since the last collection, this report carries the 'Experimental statistics' label.

The classification of experimental statistics is in keeping with the UK Statistics Authority's Code of Practice. Experimental statistics are new official statistics that are undergoing evaluation. They are published in order to involve users and stakeholders in their development, and as a means to build-in quality at an early stage. The UK Statistics Code of Practice states that "effective user engagement is fundamental to both trust in statistics and securing maximum public value..." and that as suppliers of information, it is important that we involve users in the evaluation of experimental statistics.

The UK Statistics Code of Practice can be accessed via the following web-link:
<http://www.statisticsauthority.gov.uk/assessment/code-of-practice/code-of-practice-forofficial-statistics.pdf>

Results

The status of the plots identified as surplus as at 31 March 2016, which includes land previously declared as surplus but where no decision had been made about its disposal, is as follows:-

1	Sold for housing or mixed use	68	(15.9%)
2	Sold for other purposes	30	(7.0%)
3	Contracts exchanged with conditions	19	(4.4%)
4	Contracts exchanged – unconditional	5	(1.2%)
5	Under offer	34	(7.9%)
6	On the market	43	(10.0%)
7	Not on the market	96	(22.4%)
8	Developer selected	3	(0.7%)
9	Decision on hold to allow revised marketing strategy	10	(2.3%)
10	Now required for healthcare purposes (i.e. no longer surplus)	10	(2.3%)
11	Other type of transfer of land and risk	2	(0.5%)
12	Other	18	(4.2%)
13	No further information required ²	90	(21.0%)
	Total	428	(100%)

Area of land declared as surplus – 545.7 hectares³

Declared market value of land declared as surplus - £334 million³

Value of land sold during the period of 1 April 2015 and 31 March 2016 - £172 million

Updates

The status of land identified as surplus in the 2016 collection but where at 31 March it had not been formally disposed of, or no final decision about disposal had been made, will be updated in the next collection⁴.

Further information⁵ can be found in the tables supporting this publication at <http://www.hscic.gov.uk/pubs/nhsland1516>

² Where a site has been identified as no longer required operationally as part of the Trust or CCG Strategic Estate Plan but disposal/development is not expected to be achieved until after 31 March 2020.

³ Excludes plots declared as “now required for healthcare purposes” as they are no longer classed as surplus.

⁴ At the time of writing a date for the 2017 collection has not been determined.

⁵ Information relating to plots as land identified as Sensitive is included in the overall figures but does not appear in the tables. The figures quoted in this publication cannot therefore be replicated from the data tables.

Further information and Feedback

The HSCIC welcomes feedback on the methodology and the tables which accompany this publication. Please contact us with your comments and suggestions either by using the 'Have your say' facility on the HSCIC website or by sending them, clearly stating 'NHS Surplus Land collection' as the subject heading to:

Email: enquiries@hscic.gov.uk
Telephone: 0300 303 5678
Post: 1 Trevelyan Square, Boar Lane, Leeds LS1 6AE

Data Quality

Accuracy

All data is provided by participating organisations through an on-line reporting system.

The collection system has functionality to ensure only relevant questions are completed e.g. through adding/removing data fields dependent on answers to specific related questions.

Final submission of data cannot be completed until all required responses have been entered. Once committed no further changes to submitted data can be made without the agreement of the HSCIC who are the only organisation able to 'un-commit' submitted data. Ultimately data quality is the responsibility of data providers however see Validation section below.

The following are known issues in relation to the 2016 return.

One NHS Trust – Central London Community Healthcare NHS Trust – did not submit a return.

A number of organisations were not able to obtain all data related to land identified as surplus. In particular this relates to questions of Market Value, Net Book Value, Disposal Costs and Running Costs. There are therefore a number of entries of £0 for these data fields, in some cases £0 may be the true value but in others it may be that £0 has been used in the absence of accurate data and in the light that Not Known was not provided as an option. Where there are £0 entries trusts are asked to provide an explanation.

Validation

Owing to the nature of the collection, there are no right or wrong answers and each plot of land identified as surplus will be unique. Validation is therefore limited to ensuring all relevant data fields are completed and any figures which appear unusual are explained.

Where after discussions with data providers any returns are found to contain inaccurate data, the return is uncommitted so the relevant data can be amended and the return re-committed.

Relevance

The scope and content of the Surplus Land collection was reviewed during 2015 to ensure it continues to collect information which is necessary for and relevant to monitoring the contribution made by the NHS to Government targets on release of publicly owned land and the contribution being made to the target to earn £5 billion of income from public sector land sales in the period 2015-20. Following that review a small number of changes were made to the 2016 collection. The process of review will be carried out annually through the Estates and Facilities Information and Analysis Working Group which brings together data providers, the Department of Health, Health and Social Care Information Centre, NHS England and other interested parties. Changes to either or both of the process and content of

assessments are ultimately subject to approval by the Department of Health and subsequently the Standardisation Committee on Care Information (SCCI).

Comparability and Coherence

The Surplus Land collection is mandatory for all NHS secondary care providers including Ambulance Trusts.

Timeliness and Punctuality

In 2016 Surplus Land data will be published as soon as possible following receipt and validation of all data. This publication is based on data relating to the period 17 January 2015 to 31 March 2016 supplied during the period 22 February 2016 to 31 March 2016.

Accessibility

The Surplus Land collection publication consists of a table showing all data from the collection except that identified by data providers as Sensitive (see footnote page 8).

Performance cost and respondent burden

The collection has been reviewed by the Burden Assessment Advisory Service (BAAS) and approved by the Standardisation Committee on Care Information (SCCI). The collection exploits on-line technology to reduce the burden on organisations in completing and returning this data.

Confidentiality, Transparency and Security

The standard HSCIC data security and confidentiality policies have been applied in the production of these statistics.

Users and Uses

Department of Health

Information from the collection will be used to brief Ministers, and to monitor progress against the Government's targets relating to releasing publicly owned land for housing development and to raise £5 billion from the sale of publicly owned land by 2020.

Other

We believe that the general public will be interested to learn more about the amount and value of land identified as surplus to healthcare requirements.

Related information

Surplus Land

Information previously published by the Department of Health can be found at:-

<https://www.gov.uk/government/publications/release-of-nhs-owned-land-for-development>

Estates Returns Information Collection (ERIC)

A range of estates and facilities related data dating from 1999/2000 to date can be found at <http://hefs.hscic.gov.uk>

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