

# SHOPPING FOR HEALTH

*ACES National Conference 2021*

22/09/21

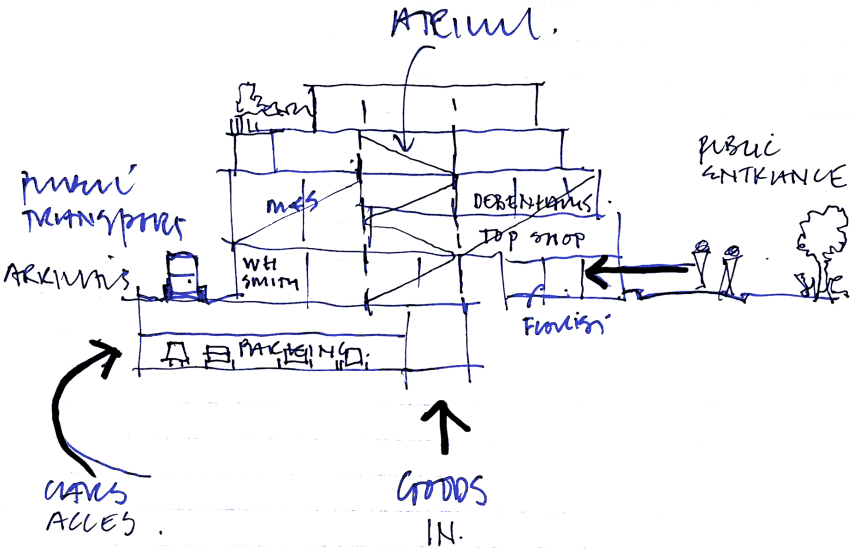


Carter Jonas

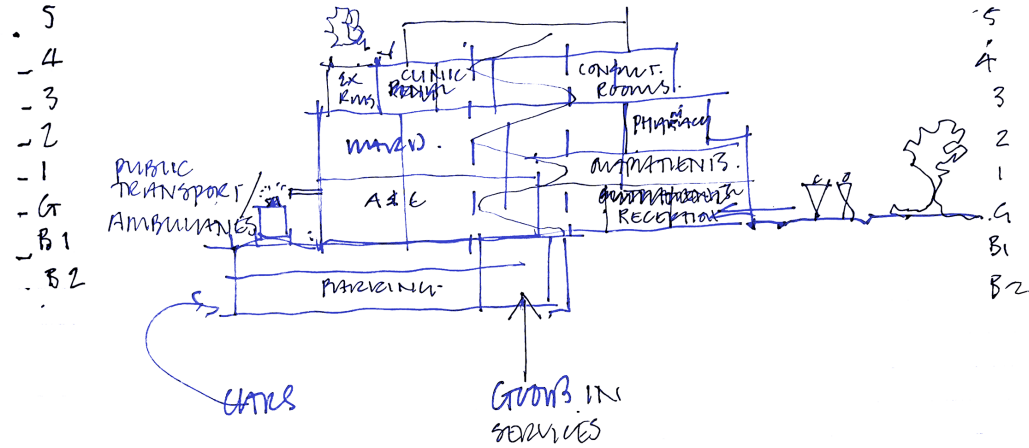


**MACMILLAN**  
CANCER SUPPORT

# Commercial Centre



# Hospital



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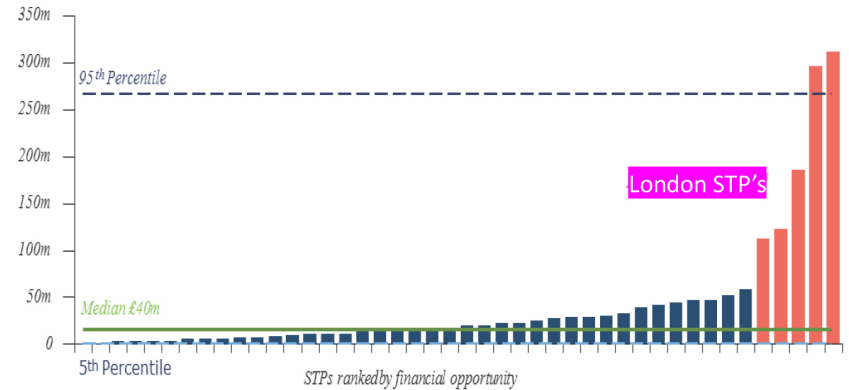
***Can vacant possession within  
shopping centres be successfully  
occupied by NHS Healthcare services?***

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## Existing NHS Estate

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- **Lord Carter + Naylor Reports**
- **18%** of current hospital buildings **built pre 1948**
- **37% built post 1995**
- **12%** of accommodation **deemed ‘not functionally suitable’**
- **£1.6bn** weighted **backlog maintenance** required
- **6500 hectares** of sites
- **£6bn** identified as potential income from land sales to **support housing shortage**
- **Imbalance of value**
- Only **1500** of **7600** primary care premises **owned by NHS**

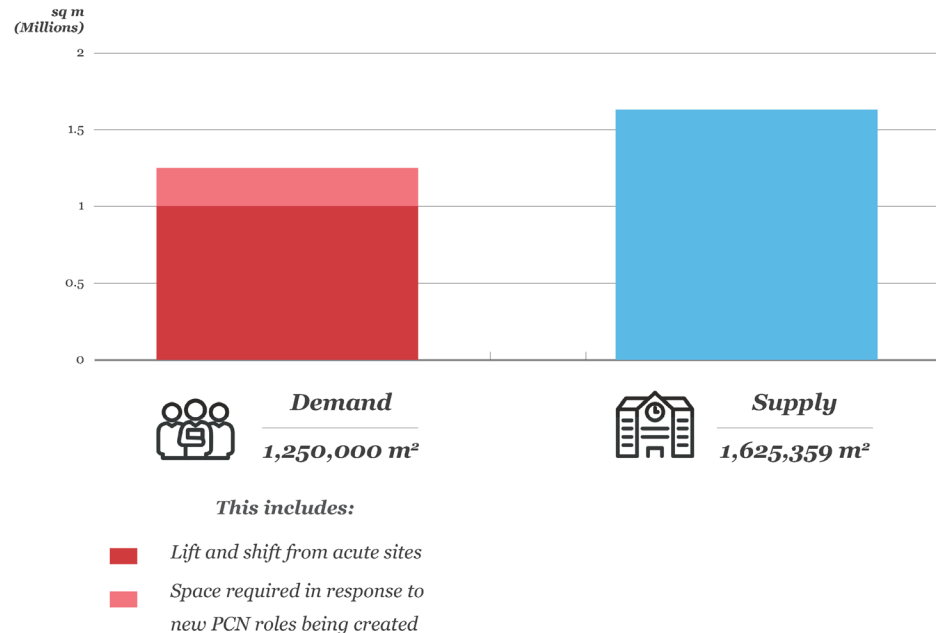


### Impact of Property Values in London

(Gross risk adjusted potential financial opportunity by STP  
(Acute only))

# DEMAND VS SUPPLY

*Estimated projected demand and total supply across all vacant shopping centre units – England (July 2021)*



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# DEMAND

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## *Key considerations*

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***1. What are the key services that could be accessed within shopping centres?***

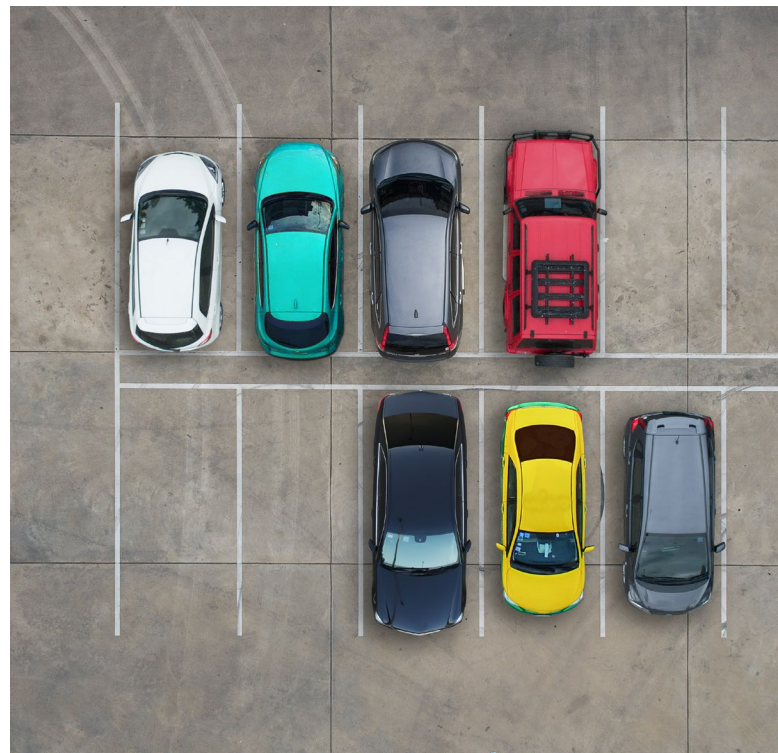




## ***2. What comprises the total demand?***



***3. What are the occupational criteria required?***



<https://www.pembrokeshire.gov.uk>



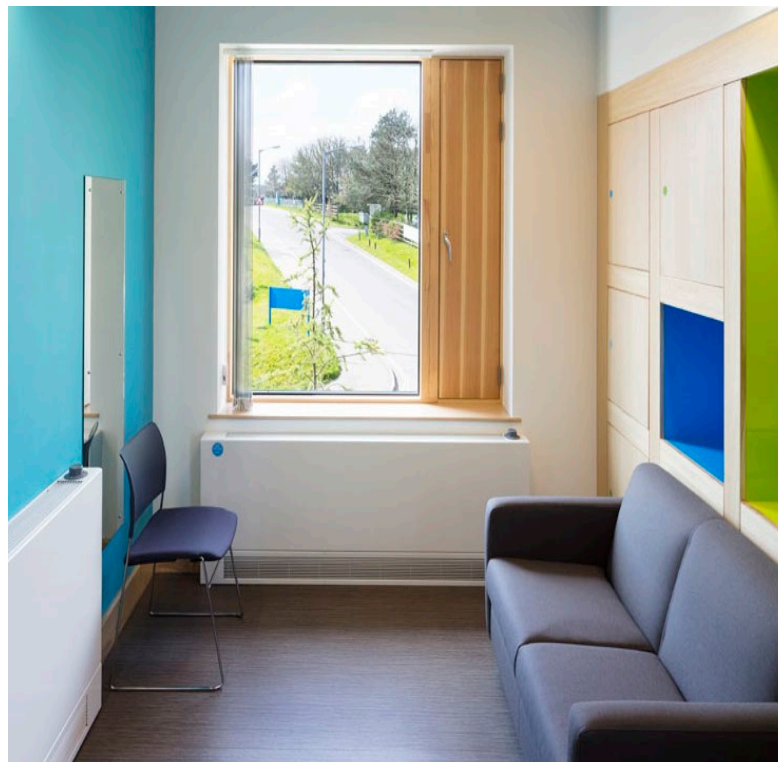
## *4. How does demand vary geographically?*



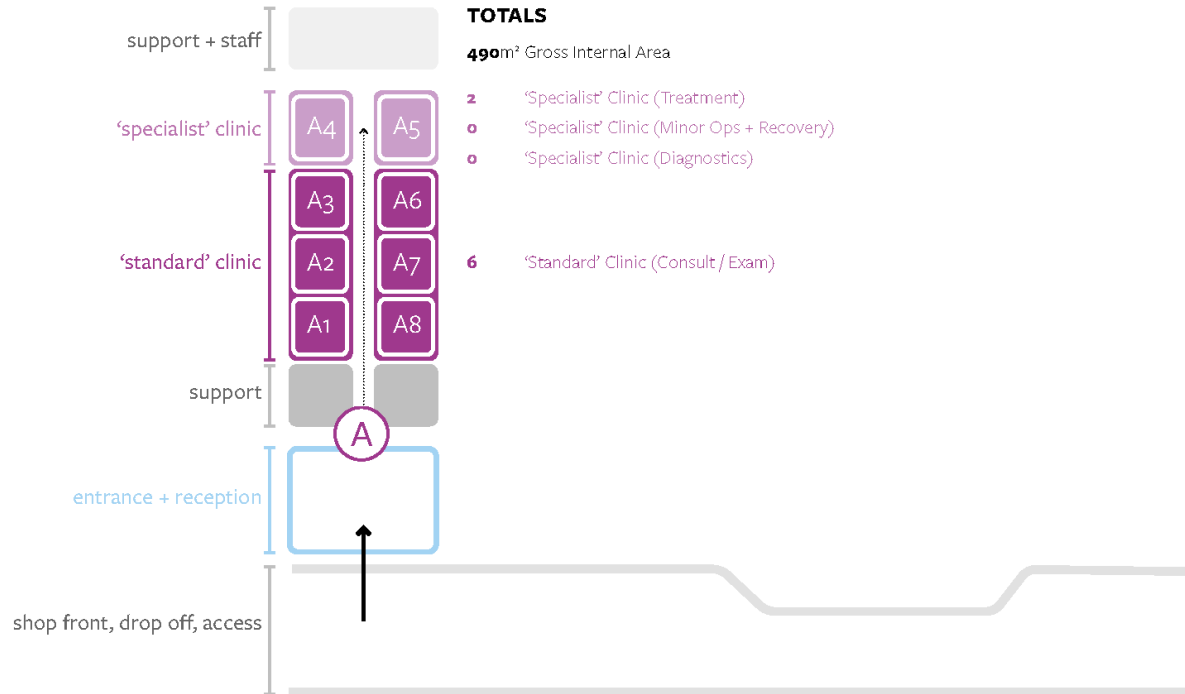
***5. Is demand increasing?***



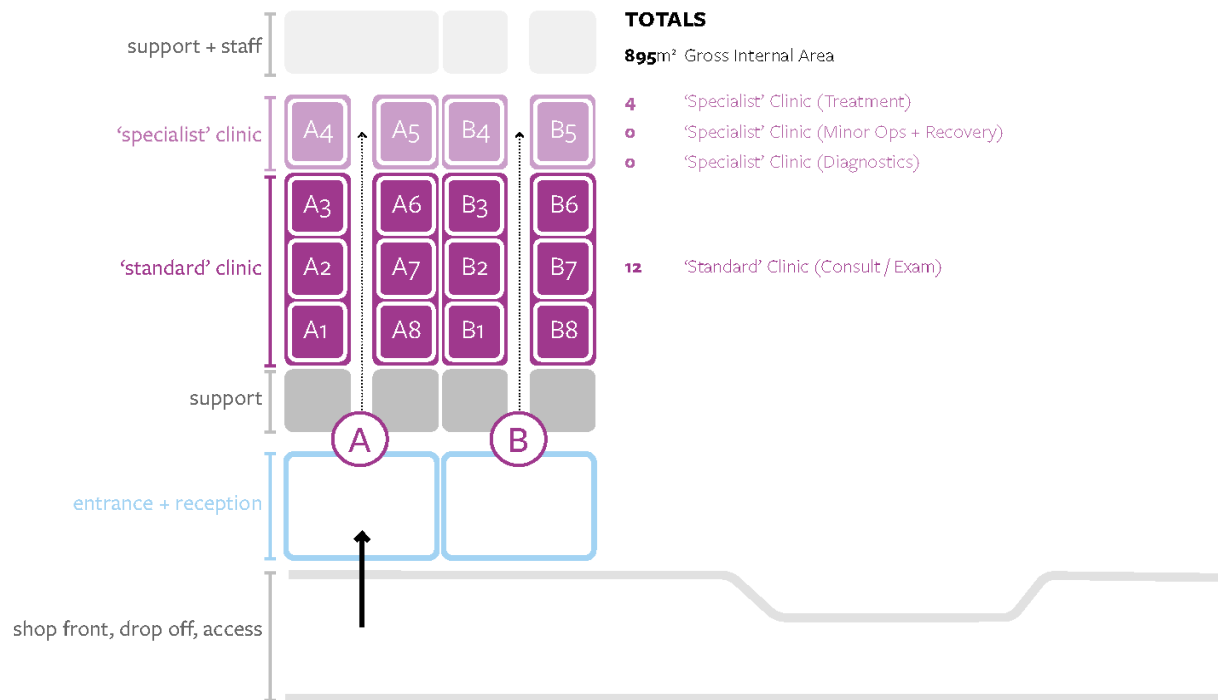
***6. What are the typical unit sizes per service delivery***



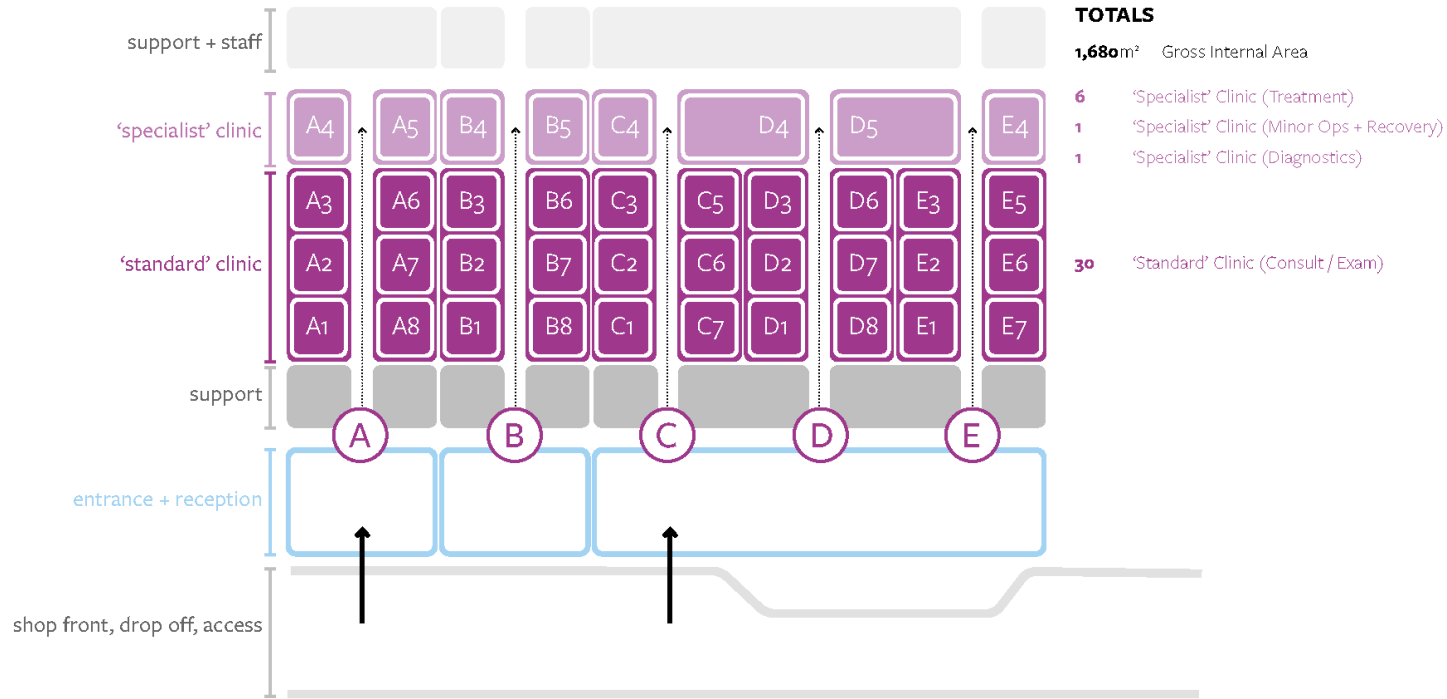
## Concept Layout: SMALL CLINIC



## Concept Layout: MEDIUM CLINIC

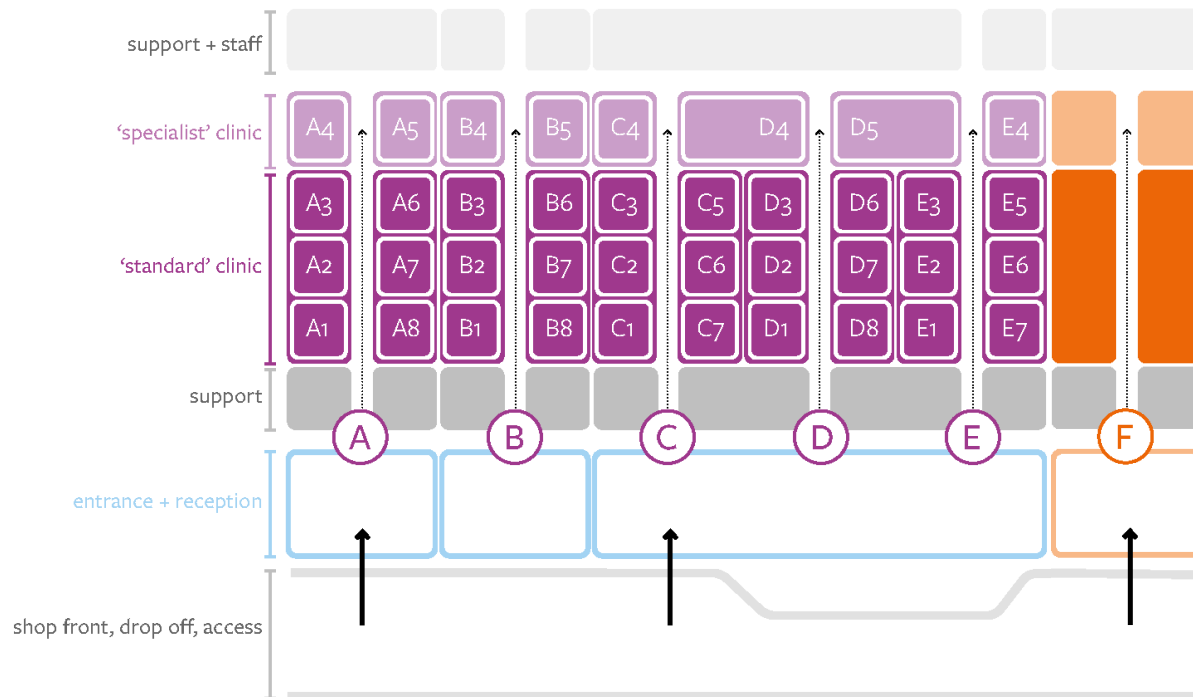


## Concept Layout: LARGE CLINIC





## Concept Layout: LARGE CLINIC WITH COMPLIMENTARY SERVICES



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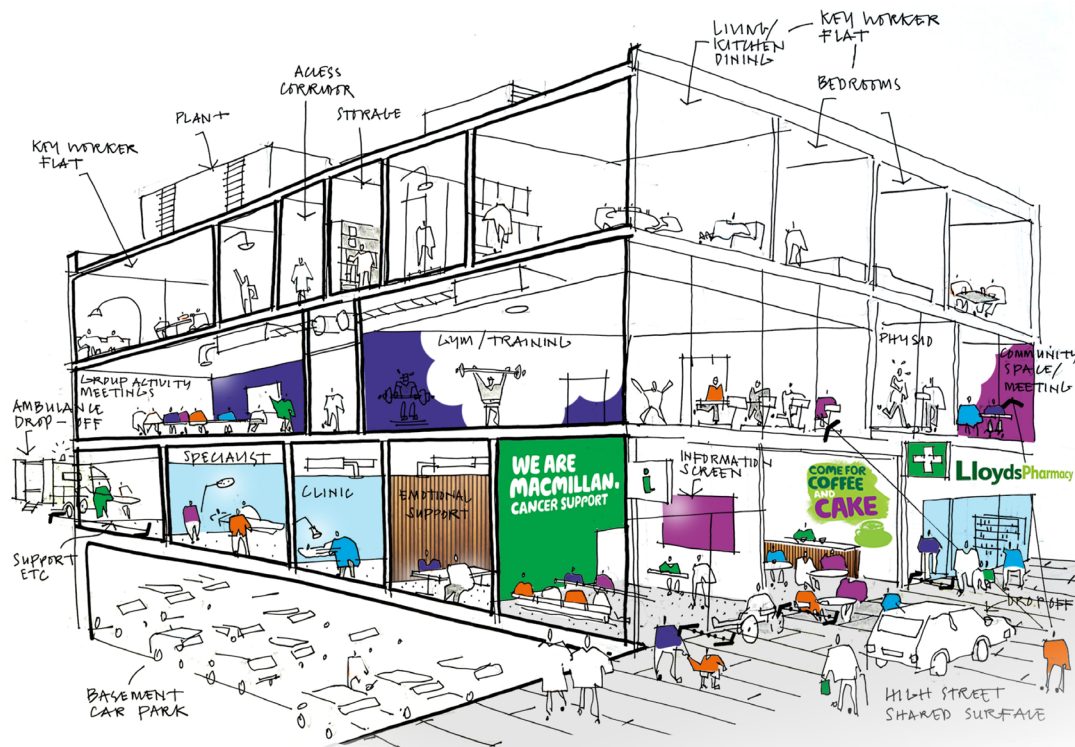
## *Complimentary Services- Macmillan Cancer Support*

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- 25 Years – 250 capital developments
- Access to **reliable information** and **support**
- Take **control** back
- **Individual** needs
- Reduce **anxiety**
- Develop **coping** skills
- Enhance **recovery**
- Enable **informed** choices

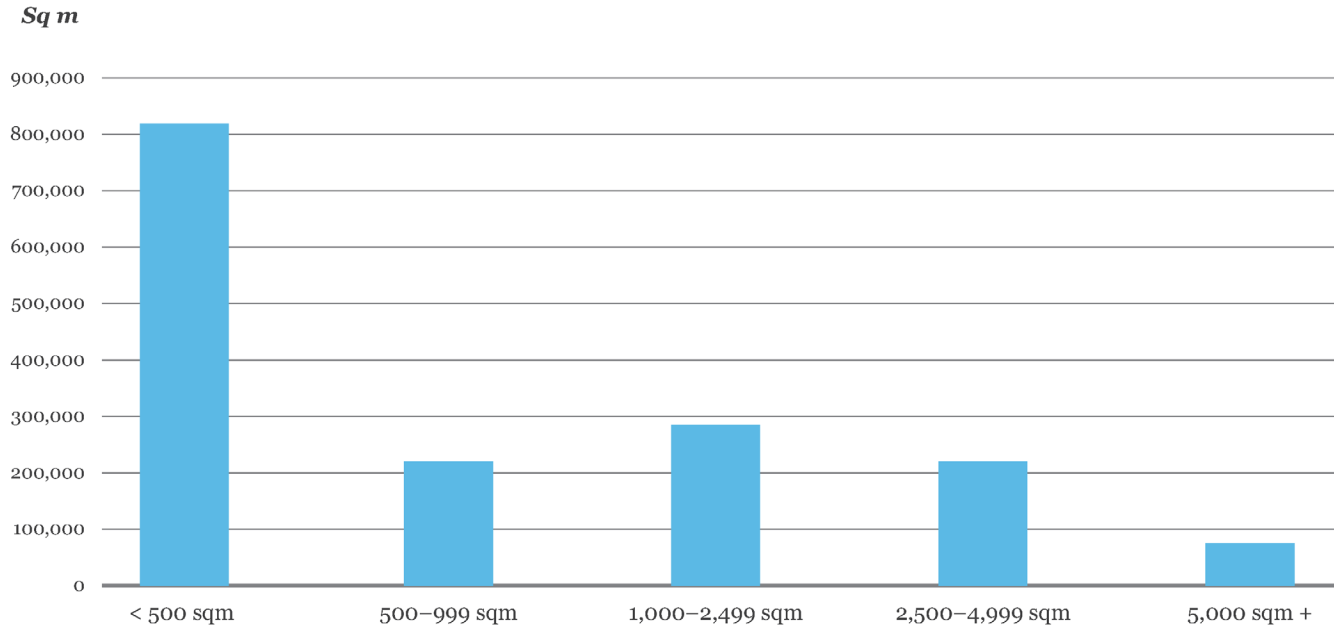


## Concept Visual



# SUPPLY

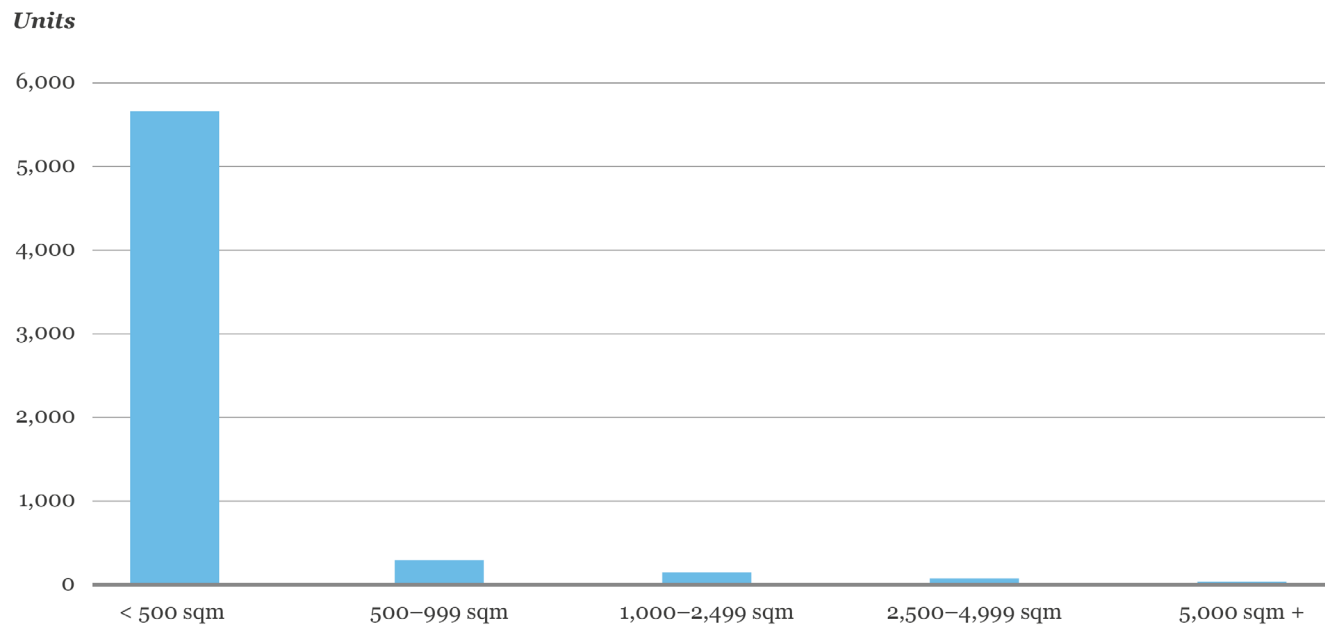
*Total vacant shopping centre floorspace by size band*



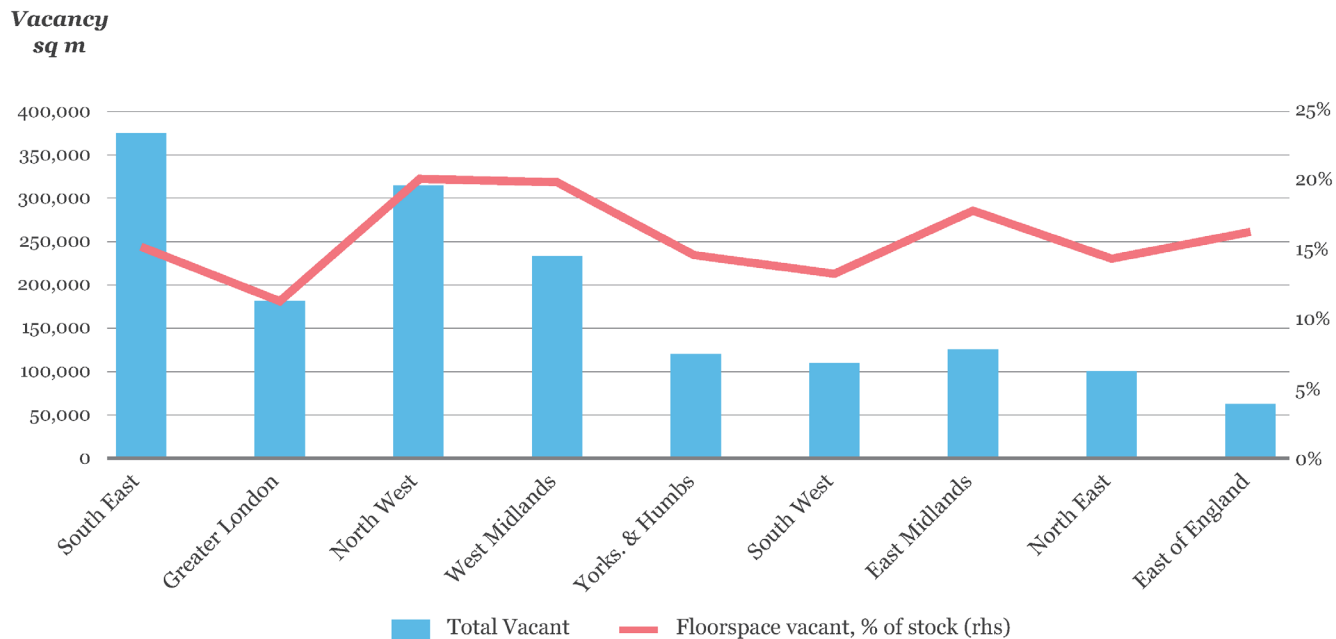
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## Number of vacant units in England by size band

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## Vacant shopping centre floorspace by region

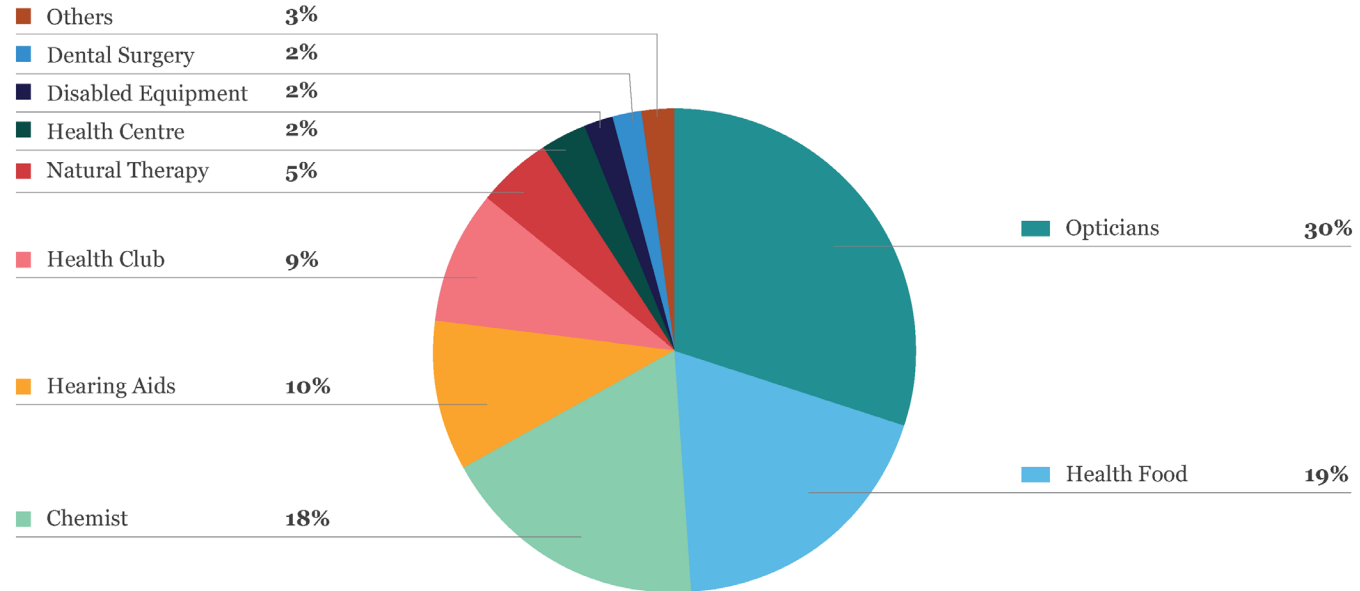




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## *Breakdown of allied retailers by number of units*

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# CASE STUDY 1: RUNCORN SHOPPING CITY

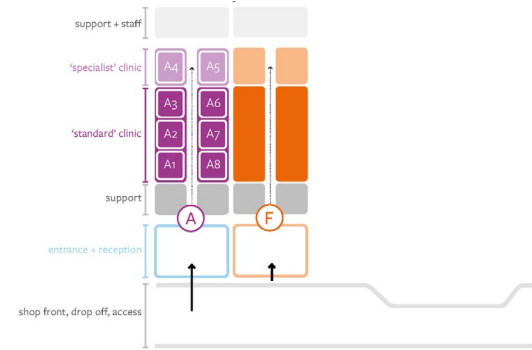
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*“The aim of the **Healthy New Towns Programme** is to develop new and more effective ways of shaping new towns, neighbourhoods and communities to **improve health and wellbeing, prevent illness, reduce social isolation and promote independence.**”*

<http://www.healthynewtown.org.uk/about/>

## Project Model: Small Clinic + Complimentary Services



**Client:** Warrington + Halton Teaching Hospitals NHS Foundation Trust

**Size:** 500m<sup>2</sup> (NHS); 600m<sup>2</sup> 3<sup>rd</sup> Party shell space

**Accommodation:** Relocation and expansion of NHS outpatient services from acute hospital setting into the community, co-located with complimentary services (Halton Haven Hospice + Citizens Advice Bureau)

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# CASE STUDY 2: THE MALL, LUTON

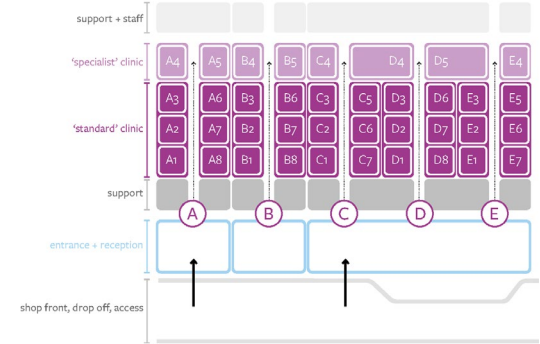
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*“The Emergency Department at the Luton and Dunstable site is a national leader in delivering performance against the emergency care standards, having met the 4 hour target every single week since February 2011. Despite this, the **current department is severely compromised both in its current configuration and ability to expand to meet demand** or to develop new models of care”*

Strategic Outline Case, Luton + Dunstable Hospital Emergency Department

## Project Model: Large Clinic



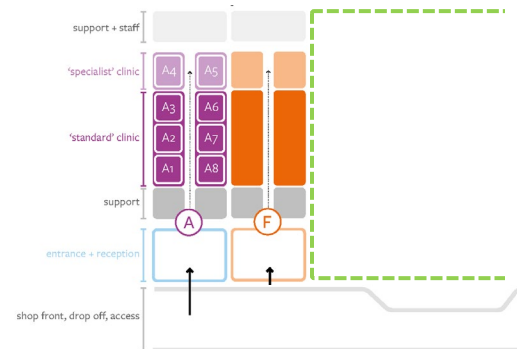
**Client:** Bedfordshire Hospitals NHS Foundation Trust

**Size:** 1,500m<sup>2</sup>

**Accommodation:** Lift and shift outpatient services from main hospital site to enable expansion of core acute services



## Project Model: Small Clinic, Complimentary Services + Further Services



**Client:** University of Gloucestershire

**Size:** 20,000m<sup>2</sup>

**Accommodation:** Higher Education facilities including clinical education training and simulation integrated and co located with patient facing NHS services and community-based support and car



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Carter Jonas

IDEA



MACMILLAN  
CANCER SUPPORT

*William.Dunne@idea.eu*

*Richard.Waterson@carterjonas.co.uk*

*Chris.Thornton@adp-architecture.com*

*Hannah.Brewster@adp-architecture.com*

*Kmarles@macmillan.org.uk*

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