



To: Business Coordination Board

From: Chief Executive

Date: 25 February 2016

EXCLUSIVITY AGREEMENT – HINCHINGBROOKE HEALTH CARE NHS TRUST

1. Purpose

- 1.1 The purpose of this report is to seek the Business Coordination Board's ("the Board") approval to grant Hinchingbrooke Health Care NHS Trust (HHCT) an exclusivity period up to 12th September 2016 on surplus land at Cambridgeshire Constabulary ("the Constabulary") Headquarters Hinchingbrooke Park, Huntingdon, Cambridgeshire PE29 6NP ("Constabulary Headquarters").

2. Recommendation

- 2.1 The Board is recommended to grant HHCT an exclusivity period up to 12th September 2016 on the surplus land at the Constabulary Headquarters.
- 2.2 That the Police and Crime Commissioner ("the Commissioner") signs the Decision Notice to effect the agreement to grant HHCT the exclusivity period.

3. Background

- 3.1 In May 2014 the Commissioner and HHCT signed a Memorandum of Understanding for the production of a feasibility study for a joint property scheme on 5ha (12.43 acres) of surplus land at Constabulary Headquarters.
- 3.2 Part of the site will also be used for the A14 link road, if the highway scheme proceeds.
- 3.3 During 2014 HHCT produced a vision document for an innovative and sustainable community and leisure campus across their own site and the Constabulary's surplus land taking account of the proposed link road, as shown below:

2 Emerging vision

Integrated facilities on the Health Campus

- Intergenerational Living with Care
 - Lifetime Housing (Family, single, retired)
 - Flexible Care Apartments
 - Specialist Dementia/Complex Care Unit
 - Healthcare Workers' Affordable Housing
 - Student Accommodation

- Community & Primary Care
 - Pavilion Hub for Care Services
 - Rehabilitation and Recuperative Centre
 - GP Multidisciplinary Practice
 - Well-being Centre
 - Nursery and Family Centre

- Education
 - Education Centre - Medical, Nursing and Social Care

- Additional Hospital Facilities
 - Outpatients Clinics
 - Private patients unit
 - Energy centre

- Enablers
 - Relocated facilities and services building (on-site)
 - Relocated ambulance station (off-site)



- 3.4 In February 2015 the Commissioner and HHCT signed a six month exclusivity agreement to agree heads of terms and exchange contracts for the lease or purchase of 5 ha of surplus land at Constabulary Headquarters.
- 3.5 An update was received from HHCT on 22 October 2015 with the following headlines:

- The proposal for a health campus (with a significant residential component) is being supported by the local planning Huntingdonshire District Council and has been successfully incorporated into the consultation documentation for the emerging Local Plan.
- Engagement with Highways England as part of the A14 Development Control Order Process has led to successful deletion of a 'redline' landscape strip that would have impacted on the delivery of the health campus proposals.
- Highways England have agreed to coordinate the A14 detailed design/programme of construction with the health campus proposals, where possible. This includes the potential of early newt clearance/relocation and bringing forward the junction works at Hinchingbrooke Park Road.
- The capacity of the road network prior to the construction of the A14 Views Common Link remains the most significant constraint on development of the site. Technical work has been commissioned by HHCT to address the traffic constraint.

Commercial:

- Expressions of interest for accommodating both care services and specialist accommodation have been received from key regional health and social care commissioning bodies. This follows a programme of meetings over the summer. Term sheets are being worked up to confirm commitments and covenant strength.

- The HHCT Board have approved a process to select a ‘Strategic Estates Partner’. This follows a series of recent interviews with potential funding and development partners. To satisfy EU procurement rules the HHCT intends to secure its joint venture partner through a formal Official Journal of the European Union tender process. The preferred partner is programmed to be selected by April 2016.
- Proposed heads of terms for HHCT/Commissioner option agreement are being worked up on the assumption that it will be the Corporate Joint Venture (private sector partner with HHCT) that contracts with the Commissioner.
- The procurement process is being structured to ensure that the Commissioner can use this competitive process to demonstrate/satisfy ‘Best Value’ for its land disposal.

4. Recommendation

- 4.1 The Board is recommended to grant HHCT an exclusivity period up to 12th September 2016 on the surplus land at the Constabulary Headquarters.
- 4.2 That the Police and Crime Commissioner (“the Commissioner”) signs the Decision Notice to effect the agreement to grant HHCT the exclusivity period.

BIBLIOGRAPHY

Source Documents	<p>Cambridgeshire Constabulary Estate Management – Property Files Exclusivity Agreement – Hinchingbrooke Health Care NHS Trust – Agenda Item 10.0, Business Co-ordination Board, 25th February 2015 and Decision Notice CPCC 2015-003</p> <p>http://www.cambridgeshire-pcc.gov.uk/work/business-coordination-board/2015-2/bcb-february-xxth-2015/</p> <p>http://www.cambridgeshire-pcc.gov.uk/decisions/exclusivity-agreement-hinchingbrooke-health-care-nhs-trust-hhct/</p>
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